

**Wainwright
&
Edwards**

FOR SALE
01772 814863



£149,950

27 Church View, Tarleton, Preston, PR4 6UW



PROPERTY SUMMARY

An ideal opportunity for first time buyers or buy to let investors. A well presented end terrace house in popular cul de sac location convenient for Tarleton Village. The accommodation comprises entrance porch, lounge, modern fitted kitchen, rear vestibule leading to rear courtyard and wc. To the first floor there are two good size bedrooms and modern bathroom. Outside the property has an allocated car parking space and mature shrub borders to front. NO CHAIN!







TOTAL FLOOR AREA: 620 sq.ft. (57.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

Made with Metagon 10/09

LOCAL AUTHORITY

West Lancs

TENURE

Leasehold

COUNCIL TAX BAND

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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