

Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863



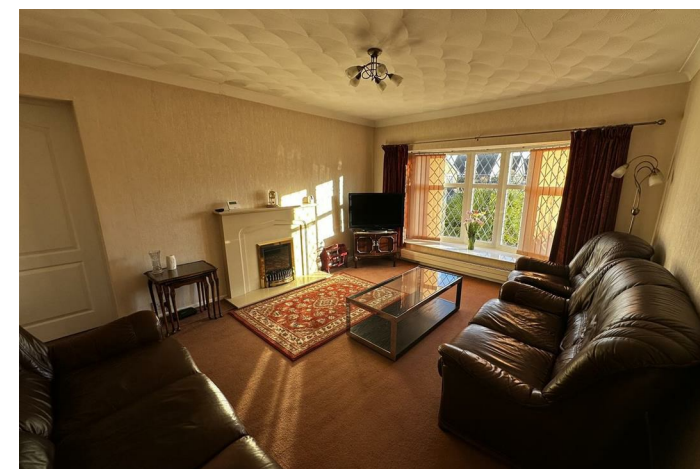
Offers In The Region Of £289,950

9 Hunter Avenue, Tarleton, Preston, PR4 6DH



### PROPERTY SUMMARY

NO CHAIN !! An excellent opportunity to acquire an extended detached property in need of some upgrading, on a substantial corner plot with close proximity to Tarleton Village. The spacious and versatile accommodation comprises reception hall, two reception rooms, large fitted dining kitchen and ground floor modern bathroom. There are three bedrooms over two floors and separate en suite bathroom to master. Outside the property is landscaped for easy maintenance with private enclosed rear garden, garage and driveway. Early inspection advised to appreciate the extent of this property.





## LOCAL AUTHORITY

West Lancs

## TENURE

Freehold

## COUNCIL TAX BAND

E



TOTAL FLOOR AREA: 1299 sq.ft. (120.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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## OFFICE ADDRESS

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## CONTACT

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