
Wainwright & Edwards
FOR SALE
01772 814863

£399,950

47 Sutton Lane, Tarleton, Preston, PR4 6UY

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PROPERTY SUMMARY

An excellent opportunity to purchase an extensively extended and much improved detached family home in convenient location for Tarleton Village. The accommodation briefly comprises entrance vestibule, reception hall, lounge, family room, dining kitchen, utility room and wc. To the first floor there are four double bedrooms (master with walk in wardrobe or potential en suite which is currently being used as a home office) and family bathroom. Outside the property stands in a mature elevated plot with the rear garden being a particular feature with large patio areas, mature tree and shrub borders and enjoying a sunny private aspect and garage. Early viewing advised. NO CHAIN!







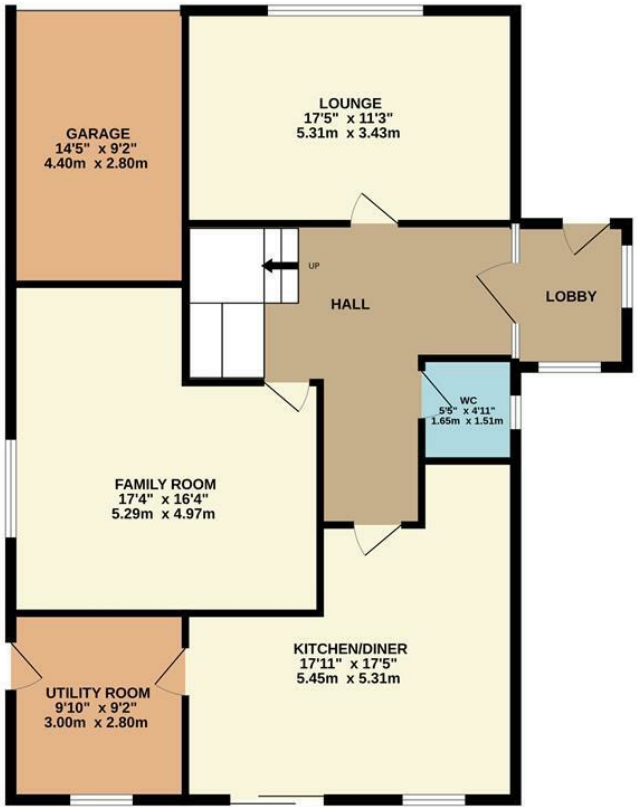




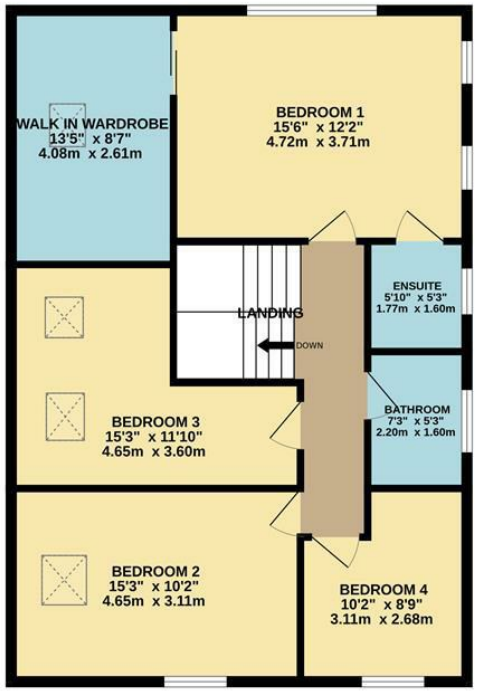




GROUND FLOOR
1153 sq.ft. (107.1 sq.m.) approx.



1ST FLOOR
852 sq.ft. (79.1 sq.m.) approx.



FOUR BED DETACHED HOUSE

TOTAL FLOOR AREA : 2004 sq.ft. (186.2 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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LOCAL AUTHORITY

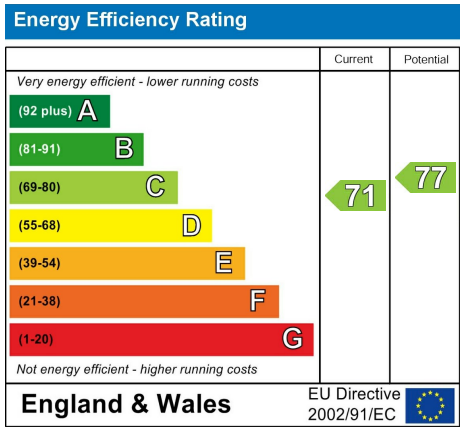
West Lancs

TENURE

Freehold

COUNCIL TAX BAND

E



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.

Wainwright & Edwards

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