

Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863



Asking Price £550,000

Sundown, 207B Hesketh Lane, Tarleton, Preston, PR4 6AT



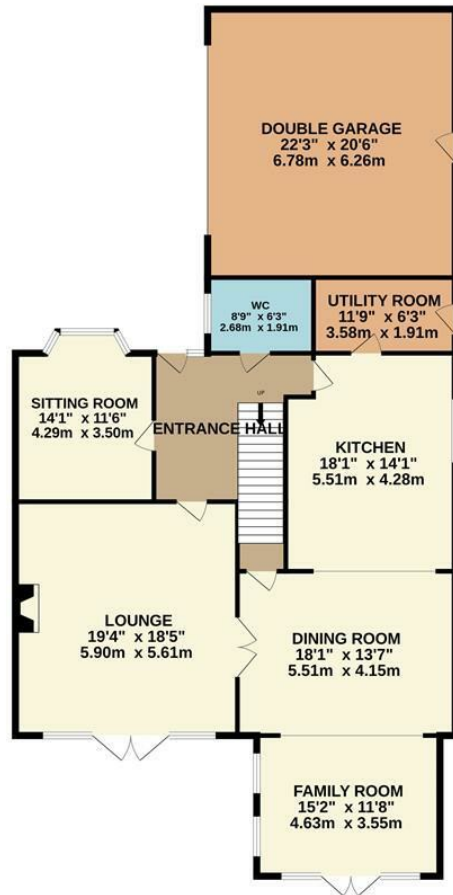
## PROPERTY SUMMARY

A rare opportunity to acquire an exceptional architect designed detached property on substantial mature private plot enjoying a sunny southerly aspect. The accommodation comprises reception hall, wc, lounge with feature fireplace with log burner and double doors leading to indian stone entertaining terrace and private rear garden. The luxury family kitchen with integrated appliances incorporates a breakfast bar, large dining area and family room with vaulted ceiling and utility room, separate sitting room to the front. To the first floor there are four double bedrooms luxury en suite, one currently fitted as a walk in dressing room and luxury family bathroom. The property stands in a substantial plot with off street parking for several vehicles and access to the double garage to the front and the rear garden enjoys a stunning private southerly aspect with split level indian stone entertainment terraces, large lawn area and mature well stocked herbaceous borders. Only an internal inspection will demonstrate the extent and quality of this family home.

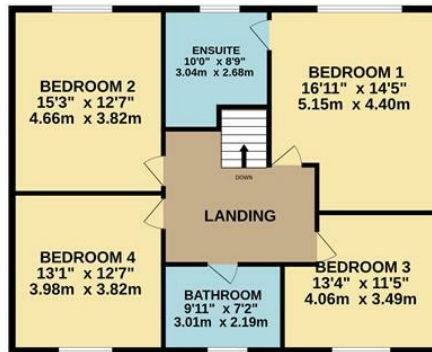




GROUND FLOOR  
1921 sq.ft. (178.5 sq.m.) approx.



1ST FLOOR  
1013 sq.ft. (94.2 sq.m.) approx.



TOTAL FLOOR AREA : 2935 sq.ft. (272.6 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

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</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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