

Wainwright
&
Edwards

FOR SALE
01772 814863



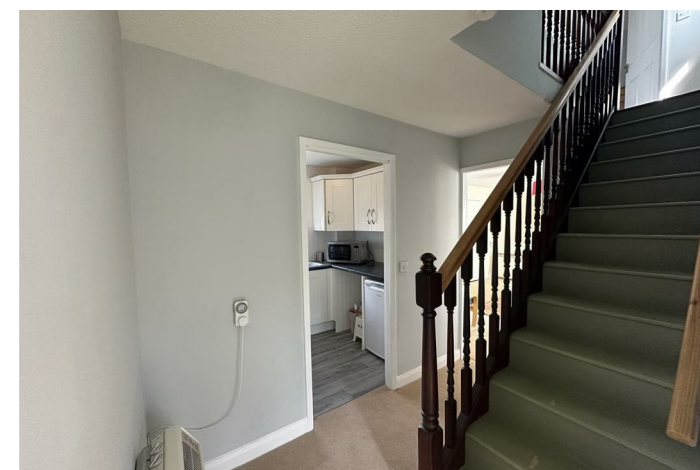
£139,950

8 Church View, Tarleton, Preston, PR4 6UW



PROPERTY SUMMARY

An excellent opportunity to purchase an over 55's house in sought after cul de sac location close to all the amenities of tarleton Village. The spacious and immaculately presented accommodation (with newly fitted carpets and flooring throughout)comprises of entrance hall, large lounge with dual aspect windows, modern fitted kitchen, wc and door leading to rear patio and communal gardens. Upstairs there are two good sized bedrooms and bathroom. There is also a private parking space at the front of the property No Chain!





LOCAL AUTHORITY


West Lancs

TENURE

Leasehold

COUNCIL TAX BAND

B

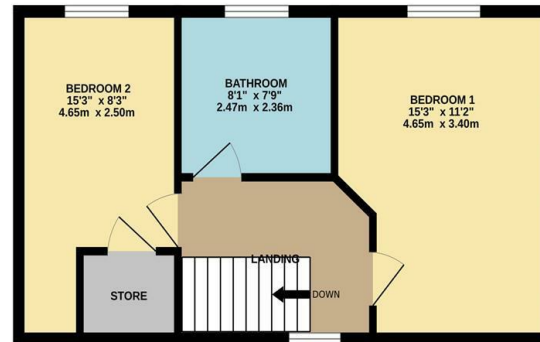
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TWO BED TERRACE HOUSE

TOTAL FLOOR AREA: 892 sq.ft. (82.9 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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&
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