



Wainwright
&
Edwards

FOR SALE
01772 814863

£169,950

17 Bakers Mews, Tarleton, Preston, PR4 6LS

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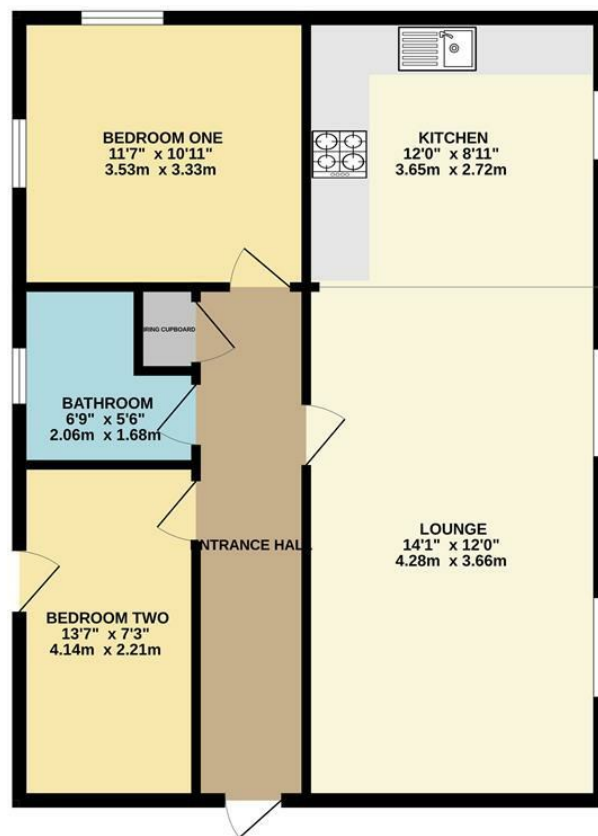
PROPERTY SUMMARY

A rare opportunity to purchase an exclusive purpose built ground floor apartment in Tarleton village. The spacious and well presented accommodation comprises communal entrance hall with intercom entry system, private reception hall, large open plan lounge and dining kitchen with views to front over communal gardens and topiary borders, two double bedrooms and bathroom with modern white suite. Outside to the rear of the property there are mature private landscaped gardens and allocated car port with parking for one vehicle. Early inspection advised to appreciate the property.





GROUND FLOOR
765 sq.ft. (71.0 sq.m.) approx.



2 BED GROUND FLOOR APARTMENT

TOTAL FLOOR AREA: 765 sq.ft. (71.0 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

TENURE

Leasehold

COUNCIL TAX BAND

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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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&
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OFFICE ADDRESS

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