

Wainwright
&
Edwards

FOR SALE
01772 814863



£269,950

60 Hesketh Lane, Tarleton, Preston, PR4 6AQ



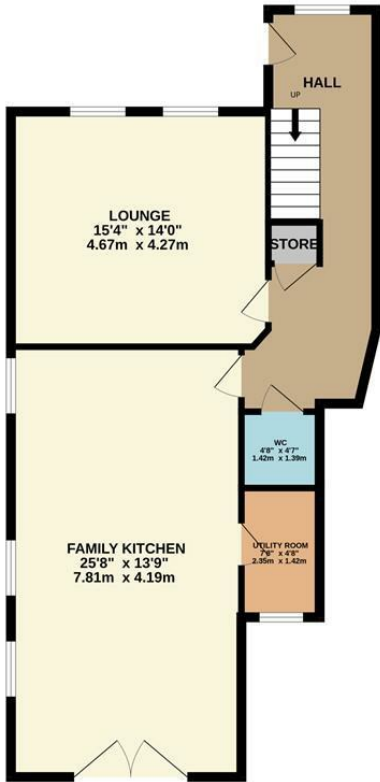
PROPERTY SUMMARY

A excellent opportunity to purchase a well presented and deceptively spacious double fronted semi detached house. The accommodation briefly comprises entrance hall, wc, lounge, open plan family kitchen with lounge and dining area and utility room. To the first floor there are three good sized bedrooms, master with en suite and family bathroom. The property benefits from gas central heating, double glazing, detached brick built garage and large block paved driveway to front. internal inspection recommended to appreciate the quality and extent of the property.

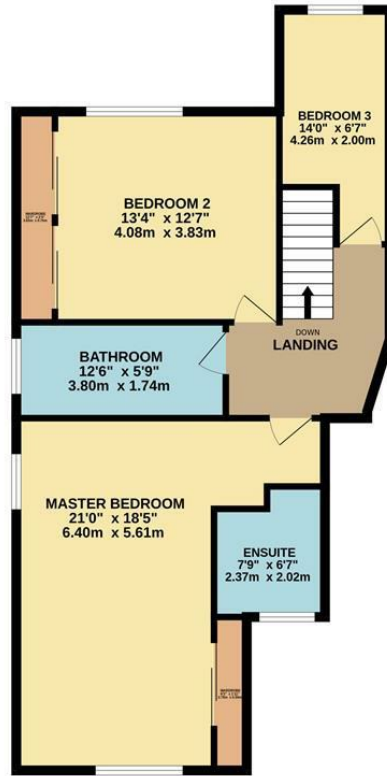




GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
786 sq.ft. (73.1 sq.m.) approx.



2ND FLOOR
328 sq.ft. (30.4 sq.m.) approx.



THREE BED SEMI DETACHED HOUSE

TOTAL FLOOR AREA : 1894 sq.ft. (176.0 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

Weat Lancs

TENURE

Freehold

COUNCIL TAX BAND

C

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.

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&
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OFFICE ADDRESS

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CONTACT

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