

Wainwright
&
Edwards

FOR SALE
01772 814863

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£249,950

4 Hunter Avenue, Tarleton, Preston, PR4 6DH



PROPERTY SUMMARY

An excellent opportunity to purchase a detached property in need of some updating close to Tarleton Village. The spacious and well proportioned accommodation comprises reception hall, lounge, dining room, kitchen, conservatory, bathroom, wc and ground floor bedroom three. To the first floor there are two double bedrooms and large shower room. The property stands in a mature private plot with large driveway to front, detached garage and private rear garden with mature herbaceous borders. No chian

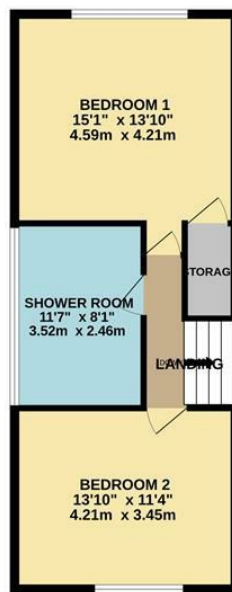




GROUND FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



2ND FLOOR
228 sq.ft. (21.2 sq.m.) approx.



THREE BED DETACHED HOUSE

TOTAL FLOOR AREA : 1763 sq.ft. (163.8 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

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	44	
(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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