



Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863

£249,950

13 Wilson Close, Tarleton, Preston, PR4 6DE



## PROPERTY SUMMARY

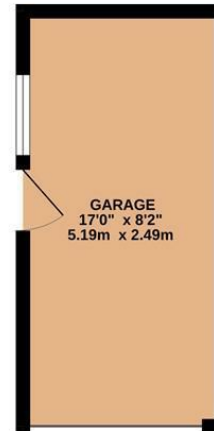
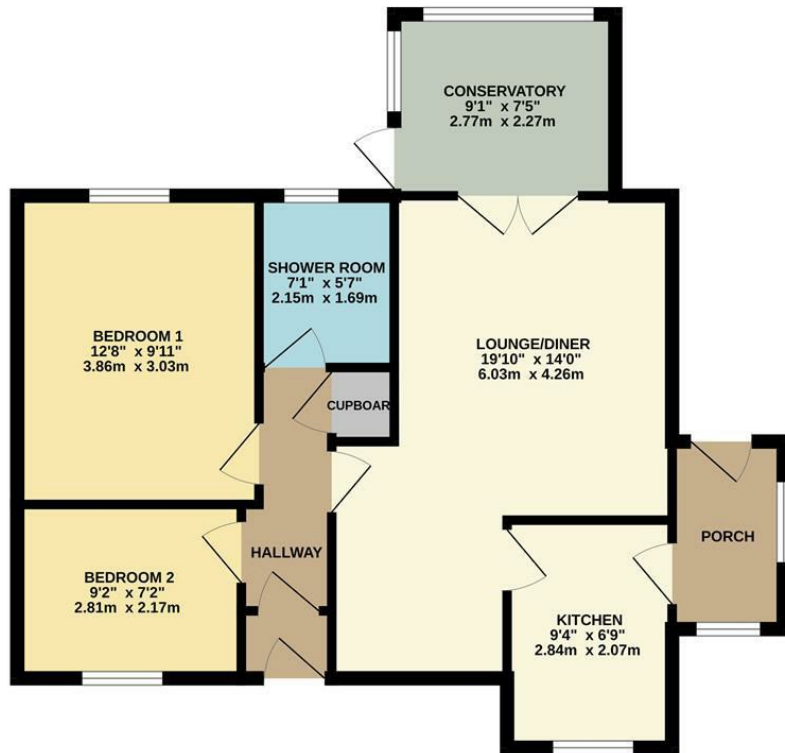
An excellent opportunity to purchase a stunning and recently upgraded double fronted semi detached true bungalow on prominent corner plot conveniently located for all the amenities of Tarleton village. The accommodation comprises reception hall, lounge with feature fireplace, solid oak framed bi-fold doors leading to rear conservatory and open plan to dining room. Well appointed kitchen leading to large utility room/porch. The property benefits from two good sized bedrooms both with a range of modern fitted bedrooms furniture and modern shower room with walk in shower, wc and wash hand basin. Outside the property stands on a prominent low maintenance corner plot with large driveway and detached brick built garage to rear. Only an internal inspection will allow you to appreciate the quality and extent of this property.





GROUND FLOOR  
655 sq.ft. (60.8 sq.m.) approx.

1ST FLOOR  
139 sq.ft. (12.9 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.7 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

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			82
(55-68) D		62	
(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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### OFFICE ADDRESS

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### CONTACT

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