

Wainwright
&
Edwards

FOR SALE
01772 814863



£325,000

20 Brick Kiln Way, Tarleton, Preston, PR4 6FN

4  2  2  B 

PROPERTY SUMMARY

A superb modern four-bedroom detached property has become available, situated in the heart of Tarleton. The property boasts a large entrance hall with a WC, leading onto a generously sized lounge area. Furthermore, the property has a modern contemporary open-plan kitchen diner overlooking a beautifully landscaped south facing back garden. Upstairs, you will find four generously sized bedrooms, the master with an en-suite, and a modern bathroom. The property boasts gas central heating, double glazing throughout, off-road parking, and an integral garage and benefits from the remainder of the NHBC 10 year warranty. The log cabin in the back garden is available under separate negotiation.





LOCAL AUTHORITY

West Lancs

TENURE

Freehold

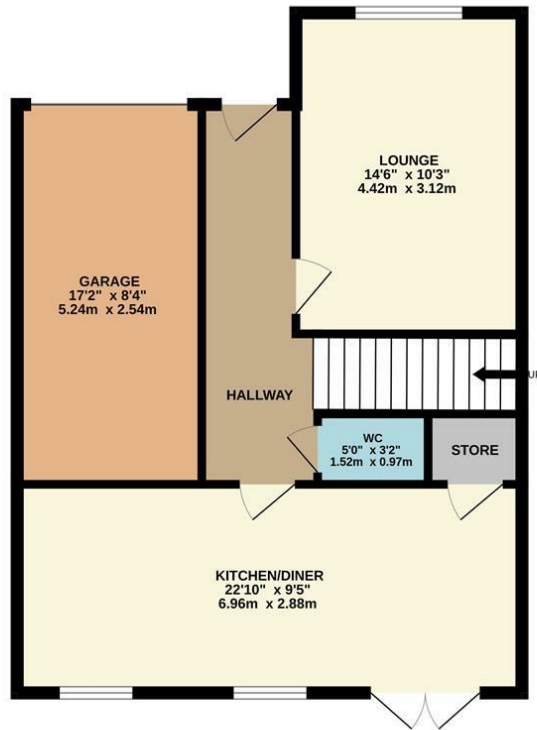
COUNCIL TAX BAND

D

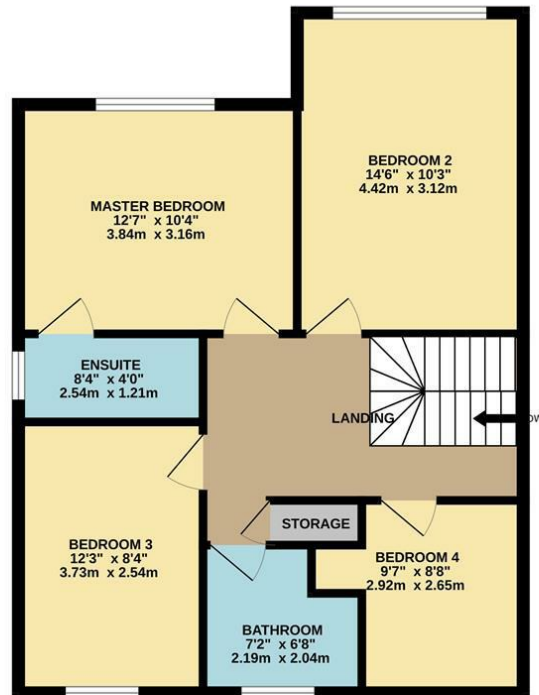
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1299 sq.ft. (120.7 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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