

Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863



**£215,000**

**8 Spencers Drive, Tarleton, Preston, PR4 6AU**

2  1  2  D 

### PROPERTY SUMMARY

An excellent opportunity to purchase a semi detached true bungalow in sought after residential location close to the villages of tarleton and Hesketh Bank. The spacious accommodation in need of some updating comprises entrance porch, hall, lounge, open plan dining kitchen, two bedrooms and bathroom. The property stands in a mature private plot with large driveway to front enjoying views of paddock and local church and the rear garden is a particularly good size with mature herbaceous borders , patio and large garage.

Early viewing advised to appreciate the extent and quality of this property.







## LOCAL AUTHORITY

West Lancs

## TENURE

Freehold

## COUNCIL TAX BAND

C

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>80</b> |
| (55-68) <b>D</b>                            | <b>66</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.