

Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863



£275,000

1 Fairclough Drive, Tarleton, Preston, PR4 6EX

3  2  2  B 

### PROPERTY SUMMARY

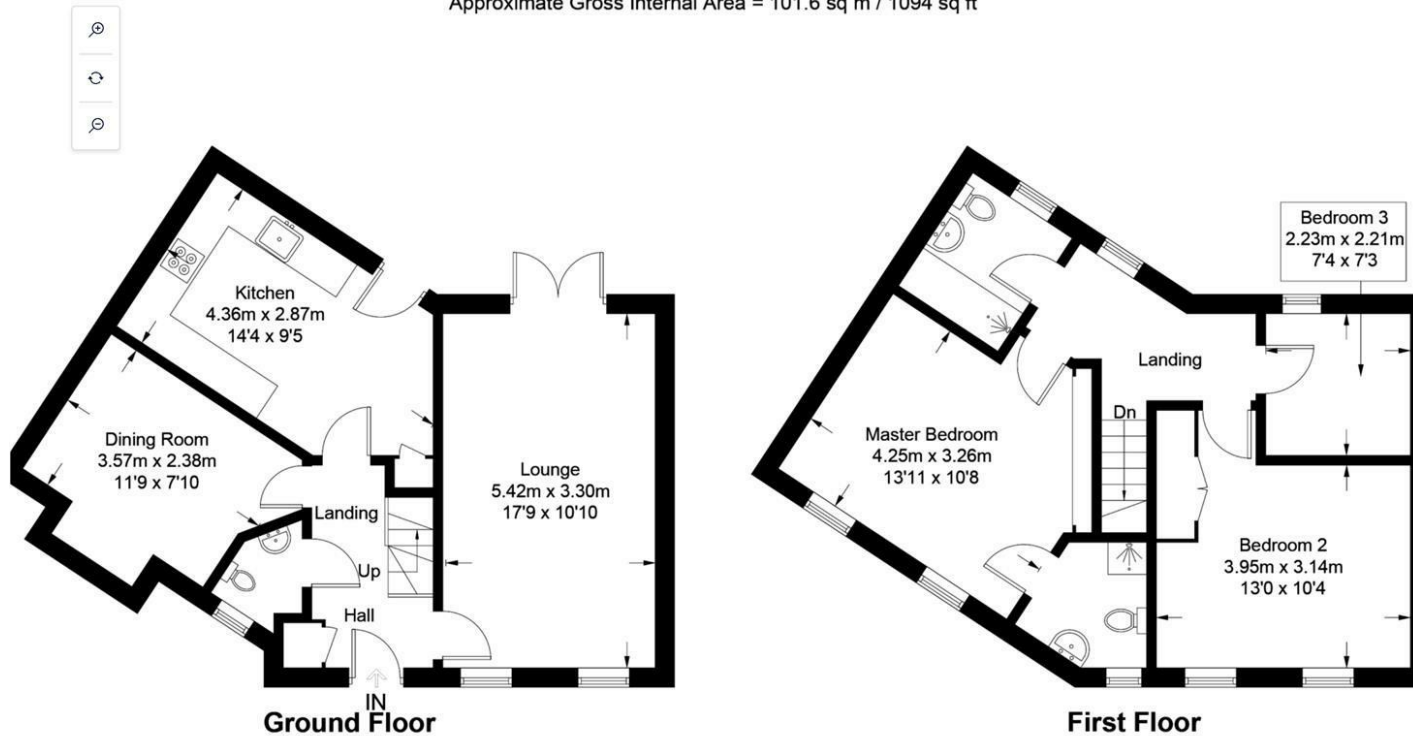
STUNNING AND UNIQUE CANAL SIDE PROPERTY\*TWO RECEPTION ROOMS\*MODERN FITTED KITCHEN\*WC\*THREE BEDROOMS(TWO WITH BUILT IN WARDROBES)\*EN SUITE TO MASTER\*FAMILY BATHROOM\*GAS CENTRAL HEATING\*DOUBLE GLAZING THROUGHOUT\*OFF STREET PARKING\*LANDSCAPED GARDENS TO FRONT, SIDE AND REAR\*REMAINDER OF NHBC GUARENTEE\*





## 1 Fairclough Drive, PR4 6EX

Approximate Gross Internal Area = 101.6 sq m / 1094 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
FloorplansUsketch.com © 2020 (ID706078)

## LOCAL AUTHORITY

West Lancashire Borough Council

## TENURE

Leasehold

## COUNCIL TAX BAND

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 94        |
| (81-91) B                                   | 84                      |           |
| (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.