

**Wainwright
&
Edwards**

TO LET
01772 814863



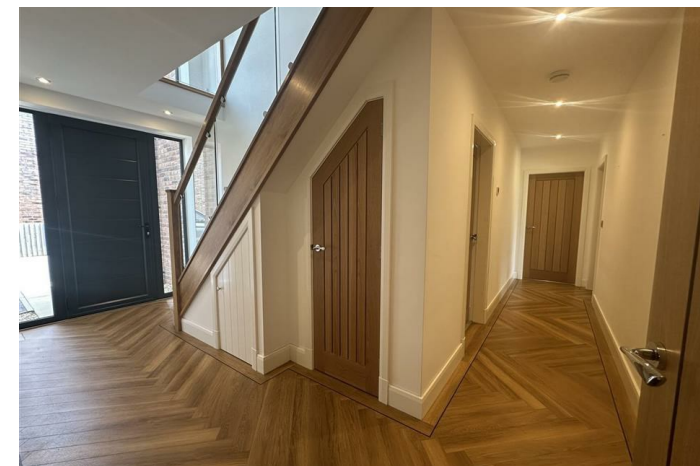
£2,225 Per Calendar Month

5 Hesketh Grove, Tarleton, Lancashire, PR4 6BG



PROPERTY SUMMARY

NEWLY CONSTRUCTED ATTRACTIVE DOUBLE FRONTED DETACHED HOUSE ON A CORNER PLOT*LUXURY DINING KITCHEN*UTILITY* CLOCKROOM*WC*SINGLE GARAGE* PARKING FOR TWO/THREE CARS* LARGE LOUNGE*FIVE DOUBLE BEDROOMS*MASTER WITH DRESSING AREA AND ENSUITE SHOWER ROOM*PLUS A FURTHER ENSUITE*LUXURY FAMILY BATHROOM*EXCELLENT LOCATION CONVENIENT FOR TARLETON VILLAGE AND LOCAL SCHOOL*AVAILABLE IMMEDIATELY*

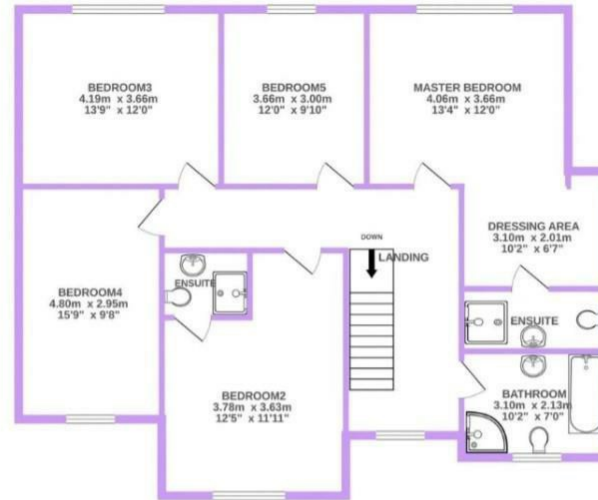




LOCAL AUTHORITY

TENURE

COUNCIL TAX BAND



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	91
(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.