



Wainwright
&
Edwards

FOR SALE
01772 814863

Offers In The Region Of £649,950

261 Blackgate Lane, Tarleton, Preston, PR4 6UX



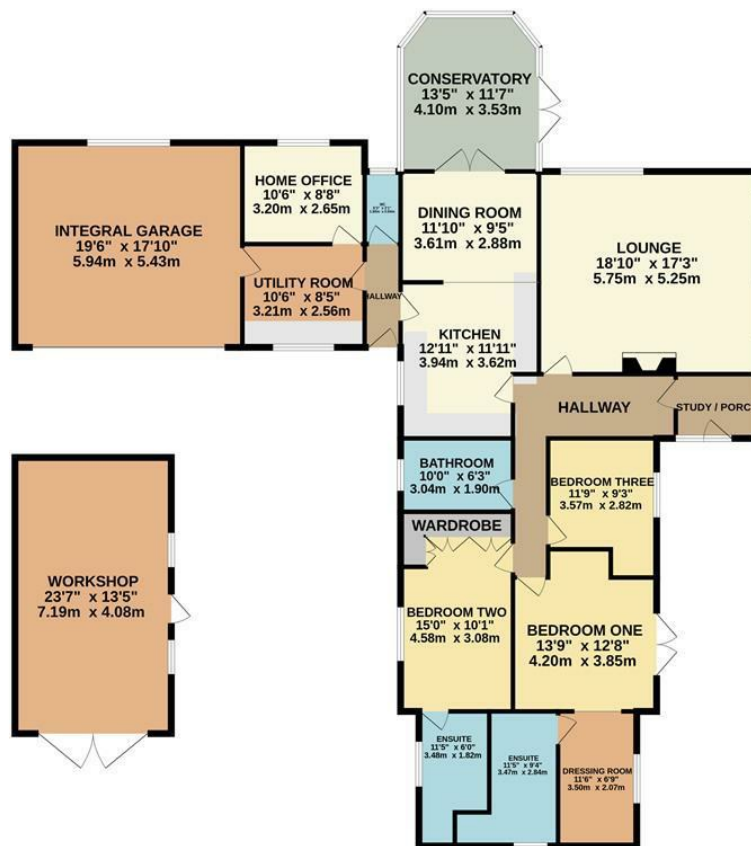
PROPERTY SUMMARY

An excellent opportunity to acquire a substantial detached true bungalow on Circa 1.3 acres (Further half acre available by separate negotiation). The property stands on a mature tree lined plot incorporating woodland area, multiple patios and herbaceous borders. Approached via imposing driveway the property comprises three bedrooms, master with dressing room and bathroom, bedroom two also has a large en suite whilst the main bathroom features a modern white suite. The family kitchen with dining area and sitting area also has double doors leading to conservatory with views over private grounds whilst the main lounge has dual aspect double doors and window with views over gardens. The property benefits from double garage with utility room, wc and study. The property benefits from gas central heating, double glazing and off street parking for several vehicles. Viewing a must to appreciate the quality and extent of this property.





GROUND FLOOR
2473 sq.ft. (229.7 sq.m.) approx.



THREE BEDROOM DETACHED BUNGALOW
TOTAL FLOOR AREA: 2473 sq.ft. (229.7 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

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(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.