

Wainwright
&
Edwards

FOR SALE
01772 814863



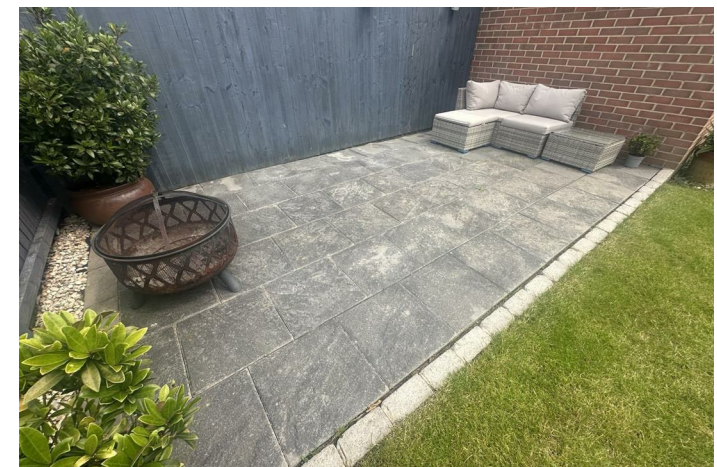
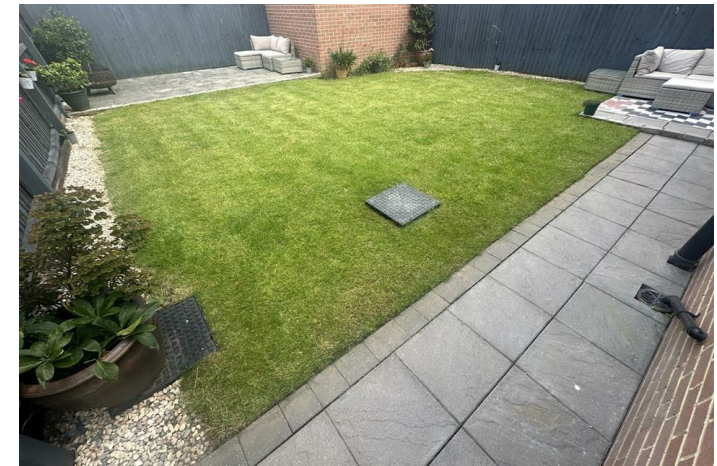
£315,000

15 Brick Kiln Way, Tarleton, Preston, PR4 6FP

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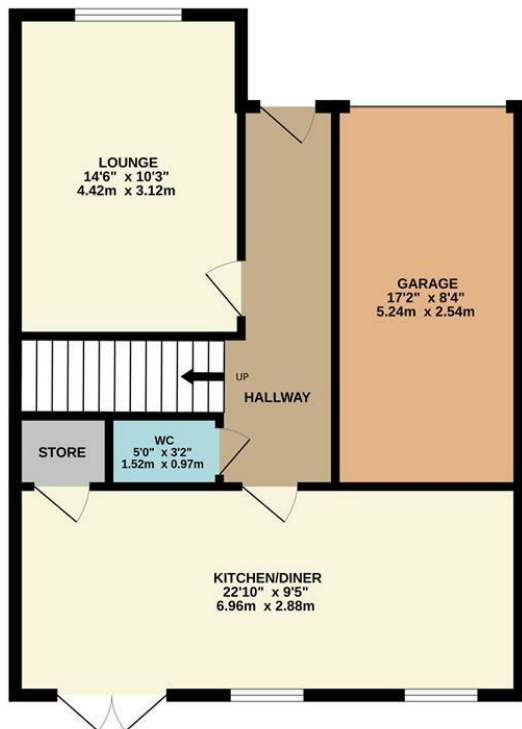
PROPERTY SUMMARY

An excellent opportunity to purchase a well proportion detached family house in cul de sac location. The well presented accommodation with the added benefit of the remainder of the NHBC builders guarantee briefly comprises reception hall, wc, lounge and open plan family kitchen with lounge and dining area with double doors leading to rear patio and garden. To the first floor there are four good sized bedrooms (master with en suite) and modern family bathroom. The property has off street parking to the front, garage and landscaped, enclosed rear garden. Internal inspection recommended to appreciate the extent of this property. NO CHAIN DELAY !!

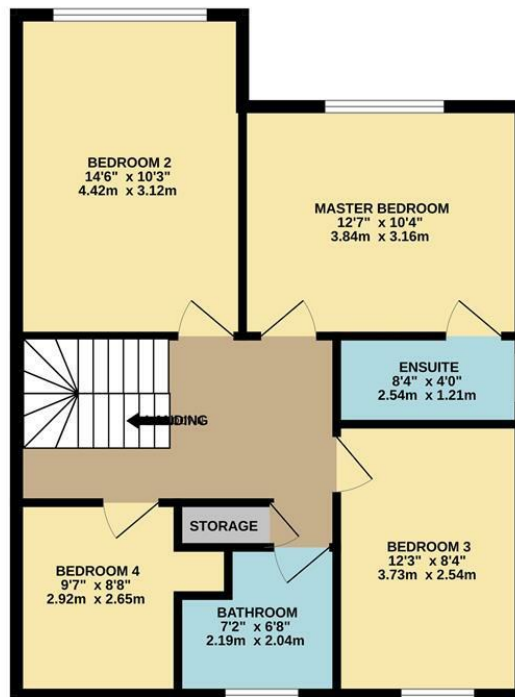




GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



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



FOUR BEDROOM DETACHED HOUSE

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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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.

**Wainwright
&
Edwards**

OFFICE ADDRESS

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