
Wainwright & Edwards
FOR SALE
01772 814863

Offers In The Region Of £385,000

46 River View, Tarleton, Preston, PR4 6EQ

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PROPERTY SUMMARY

An excellent opportunity to purchase a much improved and beautifully presented double fronted detached family house on sunstantail corner plot. The accommodation comprises entrance porch, reception hall, lounge, recently fitted family kitchen with dining area and sitting area, utility room and P-Shaped conservatory. To the first floor there are four double bedrooms (three with built in wardrobes), modern family bathroom and separate shower room. Outside the property stands in a mature private landscaped plot with multiple vehicle parking to the front, integral garage and large private rear garden which is a particular feature enjoying a sunny aspect with two private terraces and large lawned area. Internal inspection strongly advised to appreciate the quality and extent of this property.







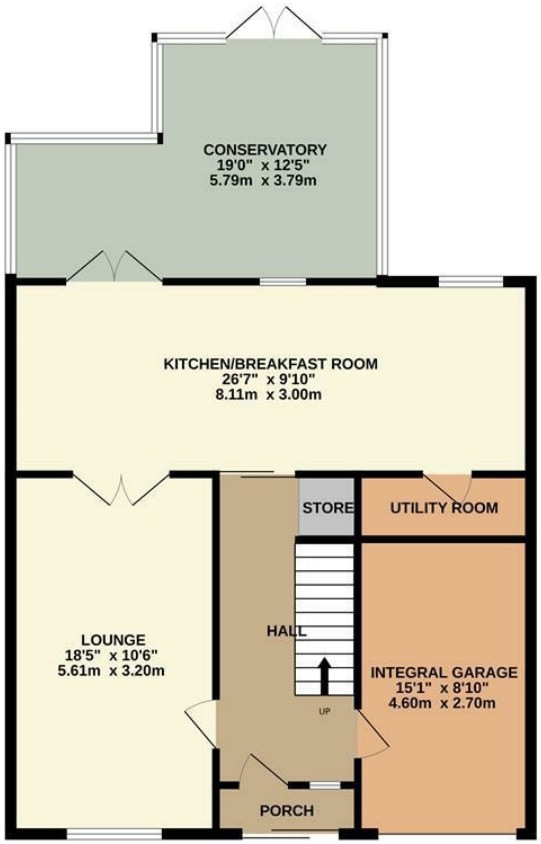




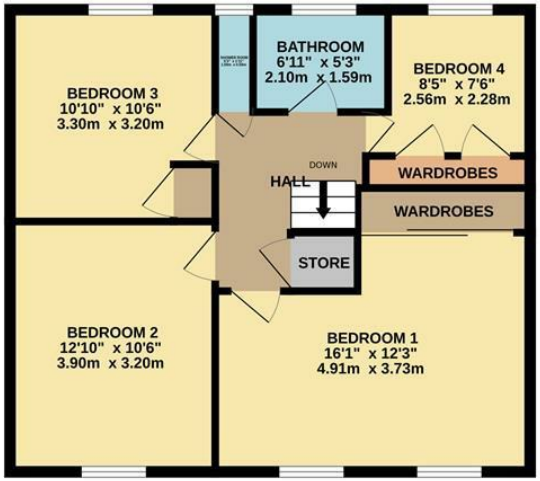




GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



FOUR BED DETACHED HOUSE

TOTAL FLOOR AREA : 1578 sq.ft. (146.6 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

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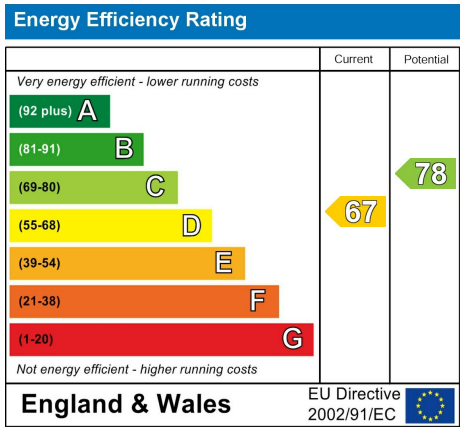

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Wainwright & Edwards

OFFICE ADDRESS

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