



Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863

Offers In The Region Of £499,995

89a Hesketh Lane, Tarleton, Preston, PR4 6AQ



## PROPERTY SUMMARY

An individual double fronted architect designed family house in sought after residential location close to local schools and the amenities of Tarleton Village. The spacious accommodation with an abundance of character comprises imposing reception hall, wc, study, large lounge with exposed beams with feature open fire and well appointed luxury kitchen with granite worktops and upstands, integrated appliances, breakfast island and dining area with feature window overlooking rear garden. To the first floor there are five bedrooms, master bedroom with fitted wardrobes and luxury en suite and family bathroom. The property benefits from gas underfloor heating, double glazing and double integral garage with electric up and over door. Outside the property stands in a substantial gated plot with off street parking for several vehicles to the front and the rear being extremely private and a sunny aspect. Internal inspection advised to appreciate the extent and quality of this property.





## LOCAL AUTHORITY

West Lancs

## TENURE

Freehold

## COUNCIL TAX BAND

F



TOTAL FLOOR AREA: 2346 sq.ft. (217.9 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 for any prospective purchase. The symbols, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Hectagix 11/2023.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>80</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.