



Wainwright
&
Edwards

FOR SALE
01772 814863

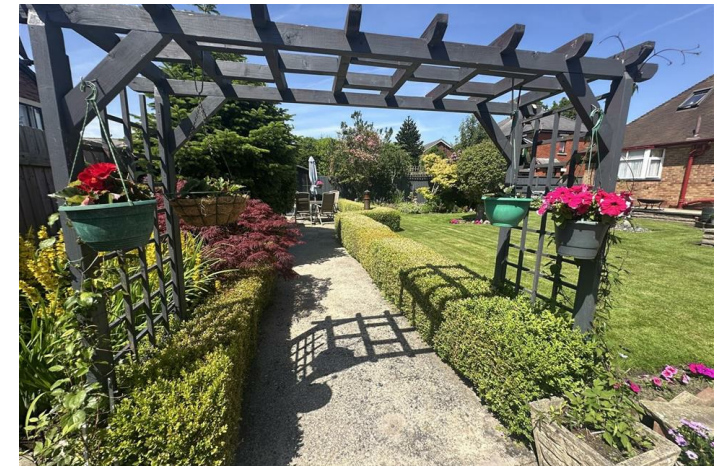
Offers In The Region Of £460,000

53 Hesketh Lane, Tarleton, Preston, PR4 6AQ



PROPERTY SUMMARY

A rare opportunity to purchase a treble fronted detached bungalow on substantial private plot close to the village of Tarleton. The spacious and versatile accommodation comprises reception hall, four reception rooms (some could be used as bedrooms), ground floor master bedroom, bathroom, fitted dining kitchen, boiler room, utility room and wc. To the first floor there are two further bedrooms and a shower room. Outside the property stands in a substantial manicured plot with gardens to front, side and rear. There is also a detached double garage and off street parking for several vehicles. Only an internal inspection will demonstrate the extent and quality of this property.





LOCAL AUTHORITY

West Lancs

TENURE

Freehold

COUNCIL TAX BAND

E



DETACHED BUNGALOW

TOTAL FLOOR AREA : 2972 sq.ft. (276.1 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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Energy Efficiency Rating

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

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&
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OFFICE ADDRESS

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