

Wainwright
&
Edwards

FOR SALE
01772 814863



Offers Over £150,000

38 Hillcrest Drive, Tarleton, Preston, PR4 6AY

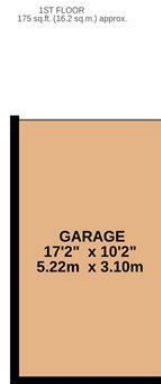


PROPERTY SUMMARY

An excellent opportunity to purchase an extended semi detached bungalow in need of a full programme of refurbishment. The spacious accommodation comprises porch, hall, lounge, dining kitchen, two bedrooms and bathroom. The property benefits from gas central heating, double glazing, garage and gardens. No Chain!







TWO BEDROOM SEMI DETACHED BUNGALOW
TOTAL FLOOR AREA: 1035 sq.ft. (96.2 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

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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&
Edwards**

OFFICE ADDRESS

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CONTACT

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