

Wainwright
&
Edwards

FOR SALE
01772 814863



Offers In The Region Of £425,000

3 Coe Lane, Tarleton, Preston, PR4 6HH

4  2  0  E 

PROPERTY SUMMARY

A rare opportunity to acquire an excellent double fronted detached detached family home in the heart of tarleton Village. the spacious and well presented accommodation comprises reception hall, wc, lounge, dining room, conservatory and modern fitted kitchen with integrated appliances. To the first floor there are four double bedrooms all with built in wardrobes and modern family bathroom. Outside the property stands in a substantial mature private plot with tree and shrub borders to the front, large driveway leading to double garage and workshop. The rear garden is a particular feature enjoying a private sunny aspect with large patio and mature herbaceous borders.





LOCAL AUTHORITY

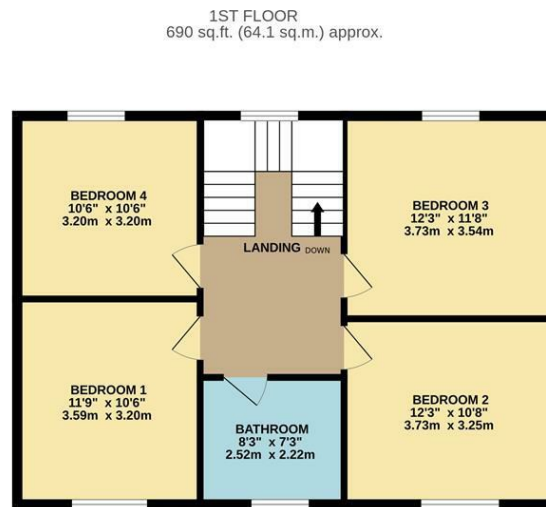
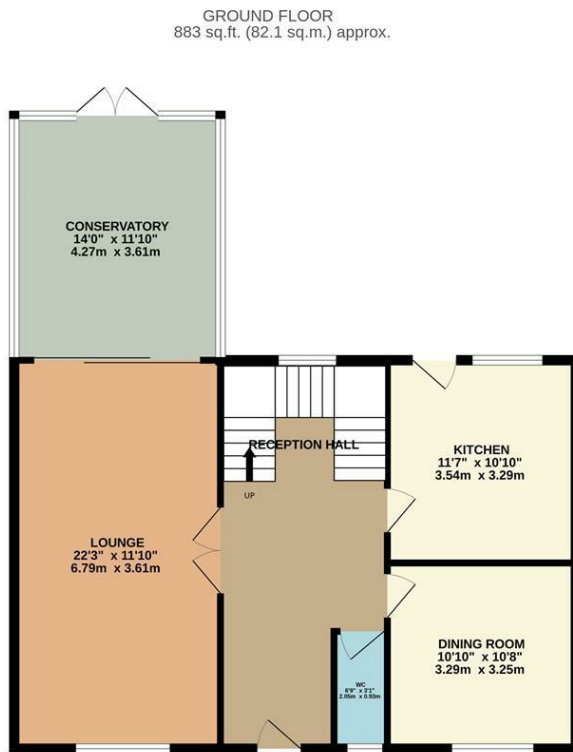
West Lancashire Borough Council

TENURE

Freehold

COUNCIL TAX BAND

E



FOUR BED DETACHED HOUSE

TOTAL FLOOR AREA: 1574 sq.ft. (146.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(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.