

An aerial photograph of a residential property. The main house is a two-story brick building with a dark tiled roof and a chimney. To its right is a large red brick garage with a corrugated metal roof. The property is surrounded by a green lawn, trees, and a large green field in the background. A black and teal graphic overlay is in the top right corner.

Wainwright
&
Edwards

FOR SALE
01772 814863

Offers Over £500,000

Linden Lea Doctors Lane, Preston, PR4 6HU

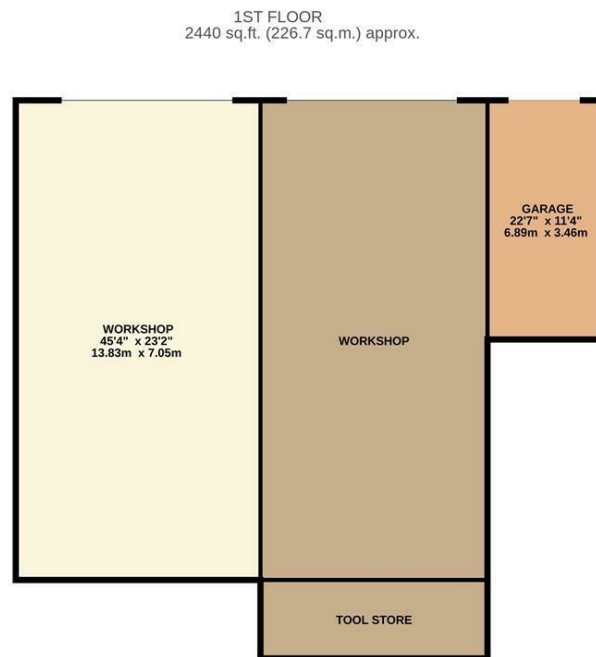


PROPERTY SUMMARY

A rare opportunity to acquire a substantial detached bungalow with a range of outbuildings on a substantial plot circa 1.07 acres on secluded rural lane close to Tarleton Village. The bungalow in need of updating comprises large reception hall, three double bedrooms, lounge, home office, dining kitchen, large utility room, bathroom, wc and conservatory. Outside there is a substantial driveway affording parking for multiple vehicles and providing access to a large garage and two large workshops with separate tool store. At the rear of the property there is a formal garden laid to lawn with patio area and mature herbaceous borders. Viewing strongly advised. NO CHAIN!







TOTAL FLOOR AREA: 4464 sq.ft. (414.7 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

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	54	
(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.

**Wainwright
&
Edwards**

OFFICE ADDRESS

115 B Church Road, Tarleton, Preston,
PR4 6UP

CONTACT

01772-814863
lettings@wainwrightandedwards.co.uk