

House - Detached

FREEHOLD



**27 ST. HELENS
WELL, TARLETON,
PRESTON, PR4 6NB**

£425,000

FEATURES

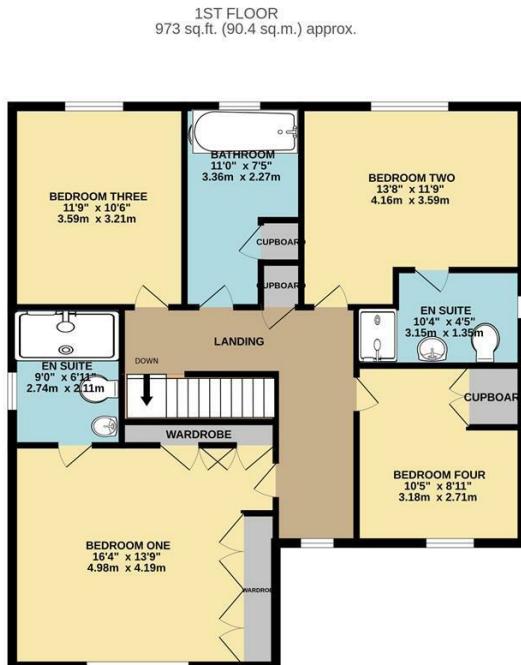
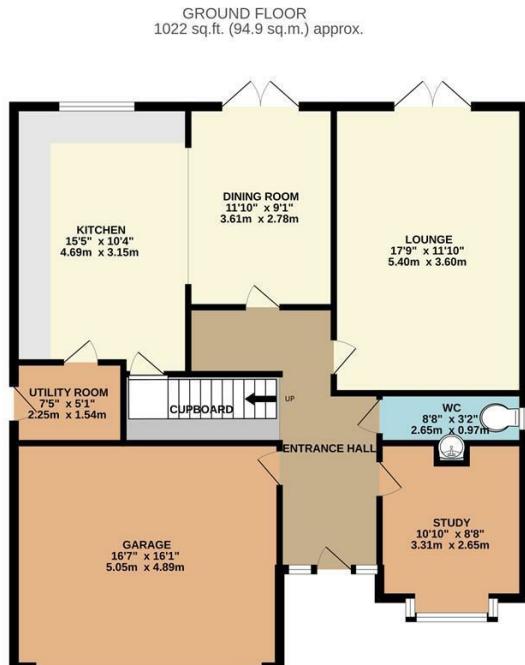


Wainwright and Edwards

Estate Agents - Letting Agents - Property Management

4 Bedroom House - Detached located in Preston

A stunning and much improved double fronted detached family house in popular cul de sac location close to Tarleton village and local schools. the spacious accommodation comprises reception hall, wc, lounge, family room, open plan dining kitchen with double doors leading to rear garden and utility room. To the first floor there are four double bedrooms , two with luxury en suite shower rooms and modern family bathroom. The property benefits from gas central heating, double glazing, double integral garage and gardens to front and rear. Only an internal inspection can show the extent and quality of this property.



FOUR BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA: 1995 sq.ft. (185.4 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan, these measurements of doorways, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative 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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Call us on

01772-814863

sales@wainwrightandedwards.co.uk

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Council Tax Band

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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