



Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863



£239,950

5 Crestway, Tarleton, Preston, PR4 6BE

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### PROPERTY SUMMARY

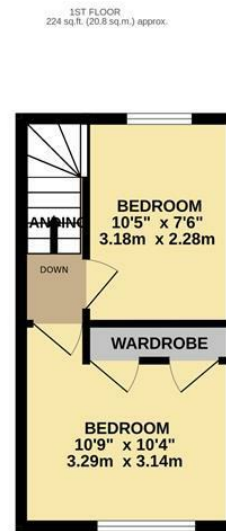
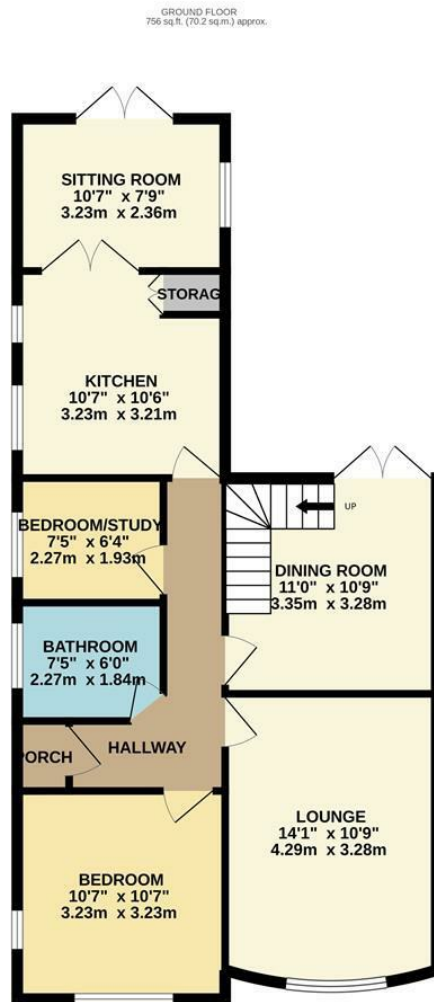
A fantastic opportunity to purchase an extended and improved semi detached bungalow in sought after residential location. the spacious and versatile accommodation comprises entrance hall, lounge, dining room, fitted kitchen, with morning room off, study/hobbies room, ground floor double bedroom and modern ground floor shower room. To the first floor there are two further double bedrooms. The property benefits from gas central heating, double glazing, garage and private rear garden enjoying sunny aspect.











TOTAL FLOOR AREA: 980 sq.ft. (91.0 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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## OFFICE ADDRESS

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

## CONTACT

01772-814863  
info@wainwrightandedwards.co.uk