



Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863



**Offers In The Region Of £479,950**

**4 Hesketh Lane, Tarleton, Preston, PR4 6UB**

5  2  3  D 

### PROPERTY SUMMARY

A rare opportunity to acquire a substantial double fronted detached house in the heart of Tarleton Village. The spacious and well presented property comprises reception hall with feature galleried staircase, two reception rooms, conservatory, fitted kitchen, wc/utility and integral garage. There are five bedrooms split over two floors with the top floor comprising dressing room and en suite. There is a family bathroom and separate wc. The property stands in a substantial private plot with ample parking to the front and side and private enclosed rear garden with mature herbaceous shrub borders and patio's enjoying a sunny aspect. Early viewing advised to appreciate the extent and quality of this property.









## LOCAL AUTHORITY

West Lancs

## TENURE

Leasehold

## COUNCIL TAX BAND

E



### FIVE BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 2220 sq.ft. (206.2 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		
(55-68) D	60	69
(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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## OFFICE ADDRESS

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

## CONTACT

01772-814863  
info@wainwrightandedwards.co.uk