

Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863





**Guide Price £650,000**

**23A Church Road, Tarleton, Preston, PR4 6UR**



### PROPERTY SUMMARY

A stunning newly built individual detached residence with builders warranty. The spacious accommodation comprises reception hall, lounge, open plan family kitchen with integrated appliances and lounge area, dining area and walk in pantry, utility room and wc. There are five double bedrooms over two floors (master with en suite and his 'n' hers walk in wardrobe), two further en suites and modern bathroom to the second floor. Outside there is a single garage with the property standing in a mature private plot, the front affording parking for several vehicles with mature tree and shrub borders. The rear garden is a particular feature with large private patio's, lawn and enjoying views over open countryside. Only an internal inspection can demonstrate the extent and quality of this property.







LOCAL AUTHORITY

west lancs

TENURE

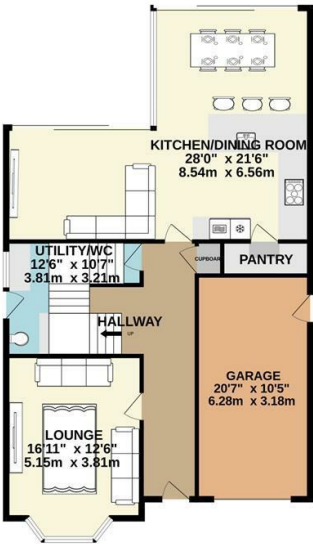
Freehold

COUNCIL TAX BAND

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

GROUND FLOOR  
1153 sq.ft. (107.1 sq.m.) approx.



1ST FLOOR  
938 sq.ft. (87.1 sq.m.) approx.



2ND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 2822 sq.ft. (262.2 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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