

Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863





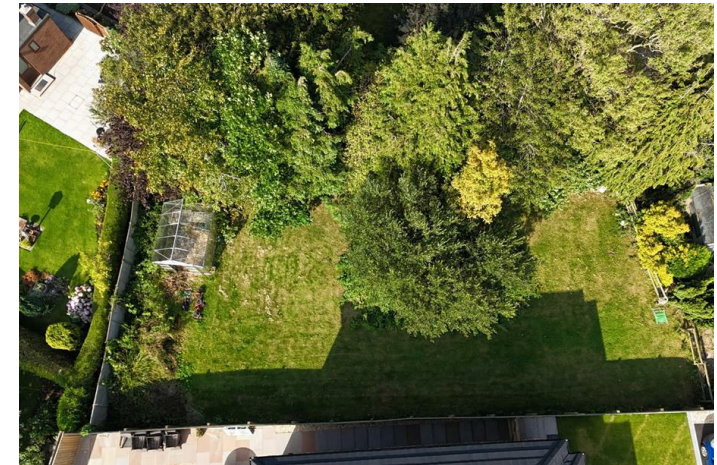
**Offers Over £350,000**

**6A The Marshes Lane, Mere Brow, Preston, PR4 6JR**



### PROPERTY SUMMARY

An excellent opportunity to purchase an individual detached family house in need of upgrading and modernisation on substantial private plot. The spacious accommodation comprises reception hall, ground floor shower room, lounge, dining room and fitted kitchen. To the first floor there are four good size bedrooms and bathroom. Outside there is a long driveway leading to detached brick built double garage and mature private rear garden. The property benefits from gas central heating, double glazing and off street parking for several vehicles. Early viewing advised to appreciate the extent of this property and the plot.









LOCAL AUTHORITY


West Lancs

TENURE

Freehold

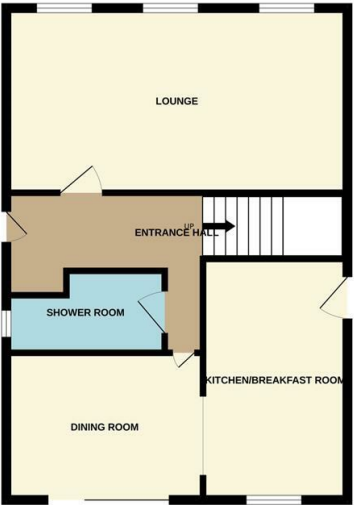
COUNCIL TAX BAND

E

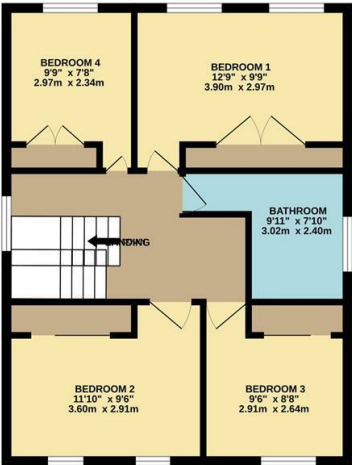
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

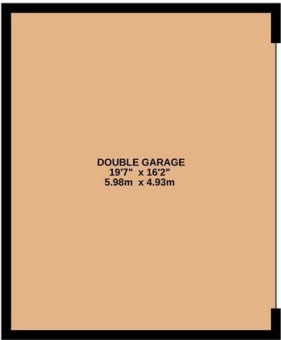
GROUND FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



2ND FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



FOUR BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 1476 sq.ft. (137.1 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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