

Wainwright
&
Edwards

FOR SALE
01772 814863



Offers In The Region Of £209,995

2 Stop Lock Court, Tarleton, Preston, PR4 6ET



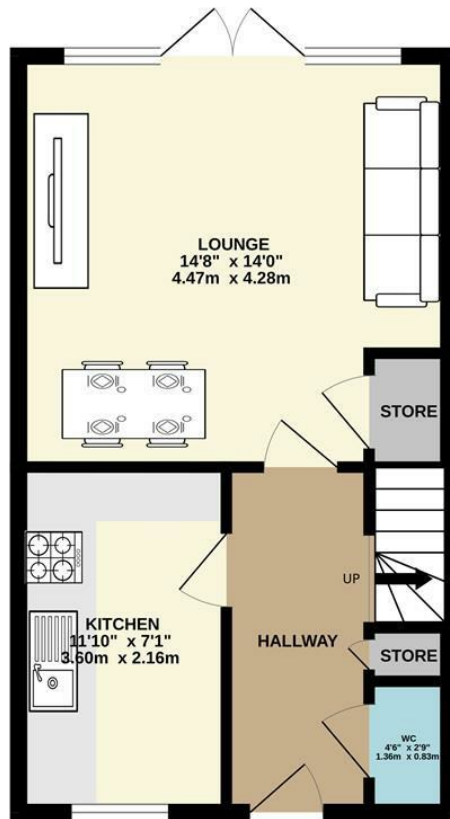
PROPERTY SUMMARY

A beautifully presented semi detached house in private cul de sac location with the remainder of the NHBC Guarantee on popular canal side development convenient for Tarleton Village and local schools. The spacious accommodation comprises reception hall, wc, modern breakfast kitchen and lounge/dining room with double doors opening to private rear garden. To the first floor there are three good size bedrooms, master with en suite and family bathroom. To the front of the property there is a double width driveway and the rear garden benefits from a large patio, lawn area and enjoys a sunny private aspect. Viewing advised to appreciate the extent and quality of this property.





GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 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.
Made with Metropix 62024.

LOCAL AUTHORITY

West Lancs

TENURE

Freehold

COUNCIL TAX BAND

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	79	
(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.

**Wainwright
& Edwards**

OFFICE ADDRESS

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