



Wainwright
&
Edwards

FOR SALE
01772 814863

£349,950

99 Hesketh Lane, Tarleton, Preston, PR4 6AS

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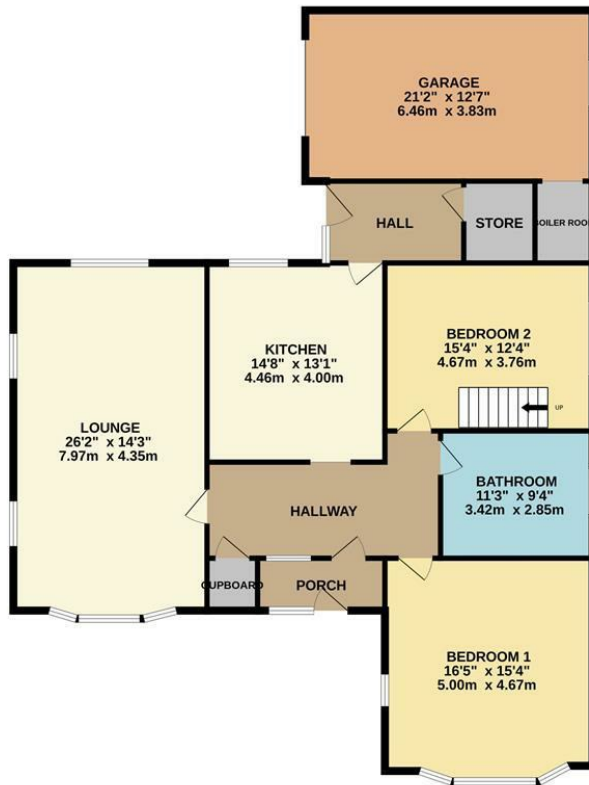
PROPERTY SUMMARY

A rare opportunity to purchase a substantial double fronted detached bungalow close to Tarleton Village on substantial private plot with vehicular access and parking for multiple vehicles. The spacious accommodation comprises entrance porch, reception hall, large lounge with dual aspect windows, breakfast kitchen, rear porch with utility and store and integral garage. Two large double bedrooms to ground floor, bathroom and large double bedroom with further wc to the first floor converted loft. Outside the property stands in a large private plot with lawn area and herbaceous borders to the front and driveway leading to rear integral garage, workshop and hardstanding. Internal inspection recommended to appreciate the extent and potential of this property. NO CHAIN!



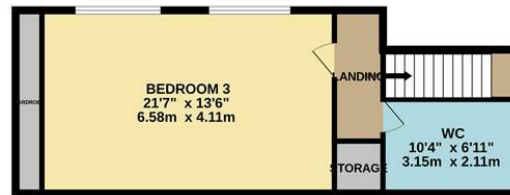


GROUND FLOOR
1667 sq.ft. (154.9 sq.m.) approx.



TOTAL FLOOR AREA : 2142 sq.ft. (199.0 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.
Made with Metropix 52025

1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



LOCAL AUTHORITY

West Lancs

TENURE

Freehold

COUNCIL TAX BAND

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	51	
(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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&
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OFFICE ADDRESS

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CONTACT

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