

Wainwright
&
Edwards

FOR SALE
01772 814863



£249,999

35 River View, Tarleton, Preston, PR4 6EA



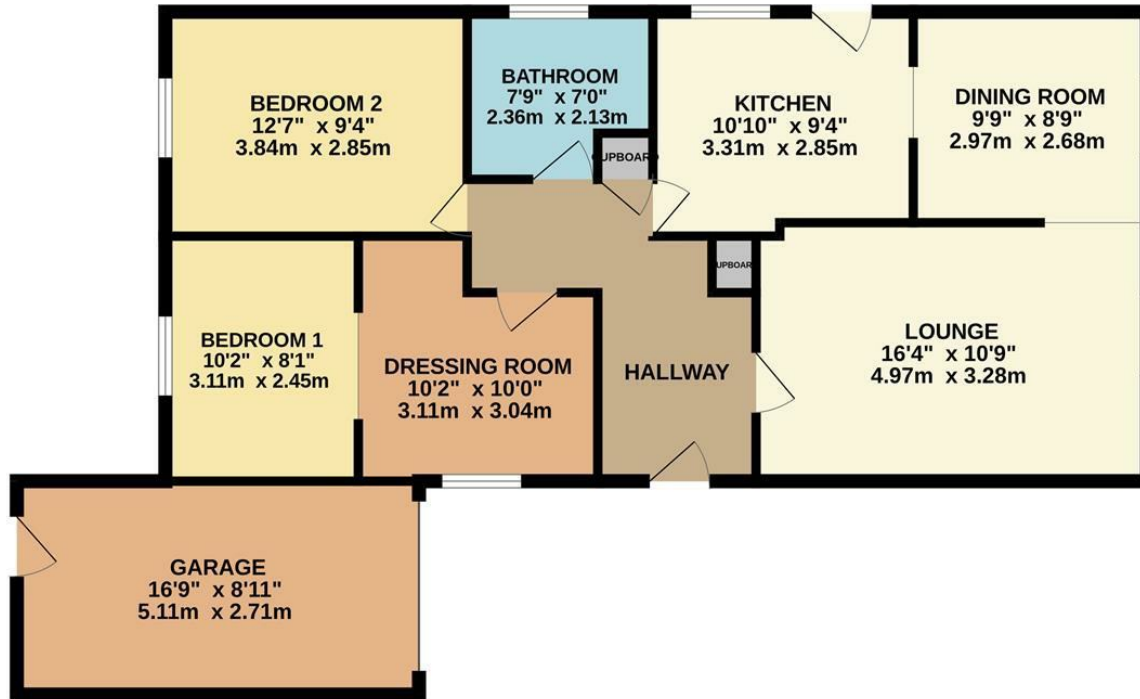
PROPERTY SUMMARY

Discover this charming two-bedroom detached bungalow situated on a desirable corner plot on Riverview, a Sought after cul-de-sac location. This lovely home features a spacious layout with two reception rooms, perfect for entertaining or relaxing. The well-appointed kitchen offers convenient access to the garden, while the two comfortable bedrooms provide ample space for rest. The property can easily be converted back to 3 beds. With a spacious bathroom and the added benefit of a garage, this property is ideal for those seeking a peaceful retreat. Enjoy the tranquil surroundings and the convenience of local amenities just a stone's throw away. The property is also located close to transport links. Viewings highly recommended to appreciate the extent and quality of the property. No Chain delay !!





GROUND FLOOR
950 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 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.
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LOCAL AUTHORITY

West Lancs

TENURE

Freehold

COUNCIL TAX BAND

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	89
(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**

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CONTACT

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