



Wainwright
&
Edwards

FOR SALE
01772 814863

£205,000

17 Latham Crescent, Tarleton, Preston, PR4 6UE



PROPERTY SUMMARY

An excellent opportunity to purchase a stunning and renovated home in the heart of Tarleton Village. The spacious accommodation comprises reception hall, lounge and open plan family kitchen to rear incorporating lounge area, dining area and fitted kitchen. To the first floor there are three good size bedrooms and bathroom with four piece suite. the property benefits from gas central heating, double glazing, off street parking to front and private landscaped garden to rear enjoying sunny aspect. Early viewing advised. NO CHAIN!





LOCAL AUTHORITY

West Lancs

TENURE

Freehold

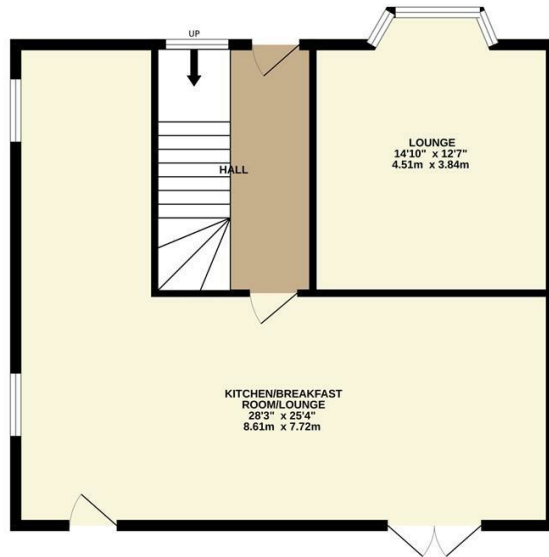
COUNCIL TAX BAND

B

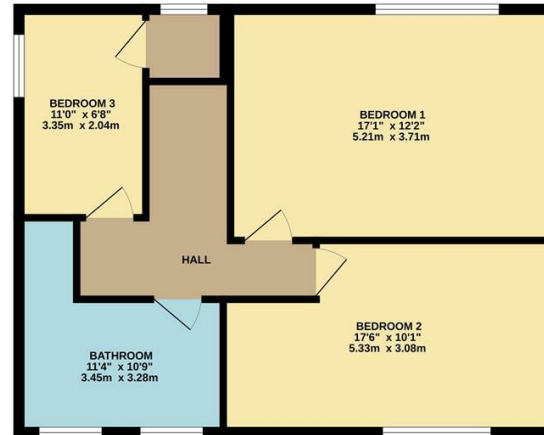
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



THREE BED END TERRACE

TOTAL FLOOR AREA: 1356 sq.ft. (126.0 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.
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