

Wainwright
&
Edwards

FOR SALE
01772 814863



£399,950

36 Carr Lane, Tarleton, Preston, PR4 6DD



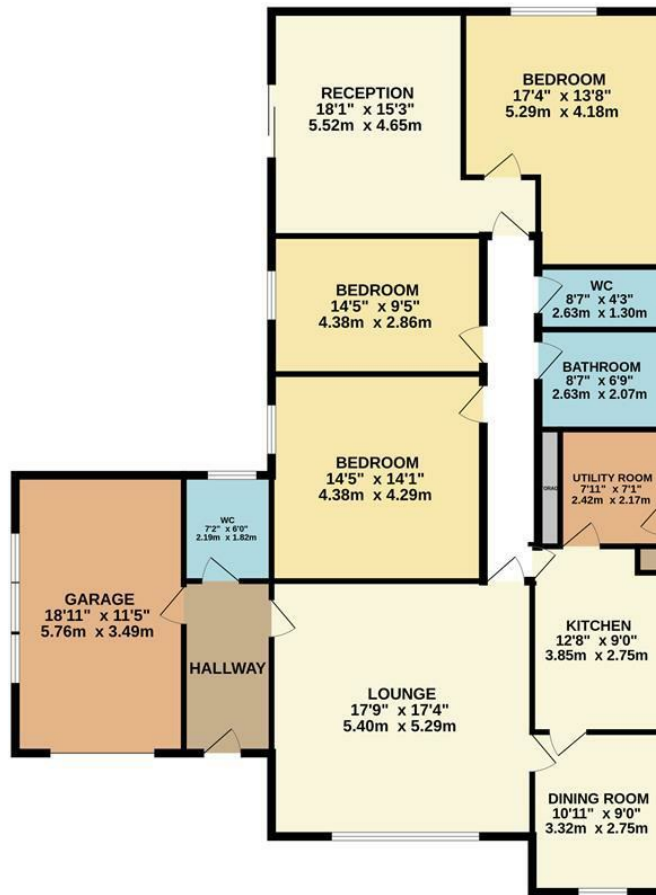
PROPERTY SUMMARY

A rare opportunity to purchase an individual detached true bungalow on substantial private plot with open views to front. The property ideally located to access all the facilities of Tarleton village offers versatile accommodation comprising large reception hall, wc, lounge, dining room, fitted kitchen, walk in pantry and utility room. There are three double bedrooms and large lounge to rear, large bathroom, large wc and integral garage with electric up and over door. The property benefits from gas central heating, double glazing and private gardens. Early inspection advised to appreciate the extent of the property. No chain





GROUND FLOOR
1775 sq.ft. (164.9 sq.m.) approx.



TOTAL FLOOR AREA: 1775 sq.ft. (164.9 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

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	66	
(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.

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&
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OFFICE ADDRESS

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