

Wainwright
&
Edwards

FOR SALE
01772 814863



Offers In The Region Of £275,000

8 The mews Carr Lane, Tarleton, Preston, PR4 6DG



PROPERTY SUMMARY

An excellent opportunity to purchase a stunning end mews house in central location close to Tarleton Village. The spacious and well presented accommodation comprises reception hall, wc, lounge and fitted dining kitchen. To the first floor there are two bedrooms both with en suite and master with built in wardrobes. The property benefits from gas central heating, double glazing, private walled garden and en bloc single garage. Internal inspection recommended to appreciate the extent and quality of this property.





LOCAL AUTHORITY


West Lancs

TENURE

Freehold

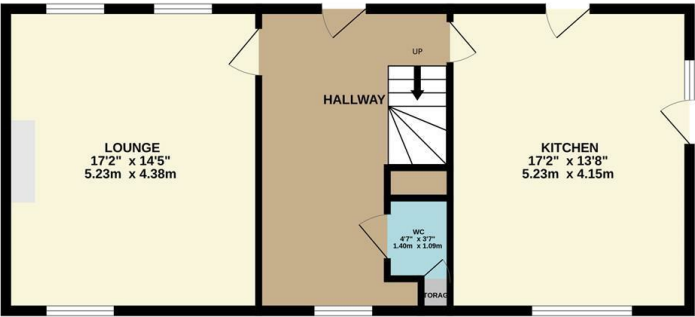
COUNCIL TAX BAND

D

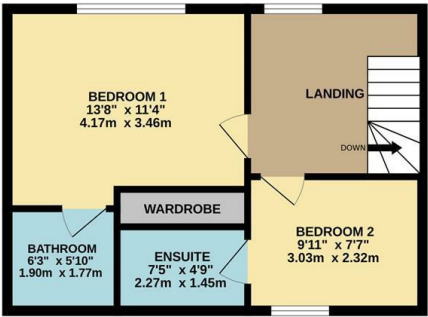
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 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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OFFICE ADDRESS

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