

Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863



Offers In The Region Of £435,000

12 Hillside, Tarleton, Preston, PR4 6DW



### PROPERTY SUMMARY

A much improved double fronted detached house in popular cul de sac location convenient for Tarleton village and local schools. The spacious and well planned accommodation comprises reception hall, wc, lounge, extended open plan family kitchen with lounge and dining area and large utility room/home office. There are five bedrooms split over two floors, master with en suite and dressing area and family bathroom. The property stands in a mature private plots with well stocked herbaceous borders, patio , double garage and large driveway.





## LOCAL AUTHORITY

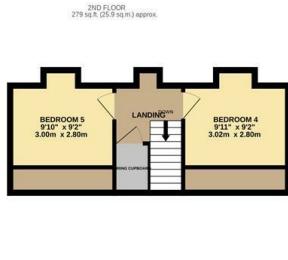
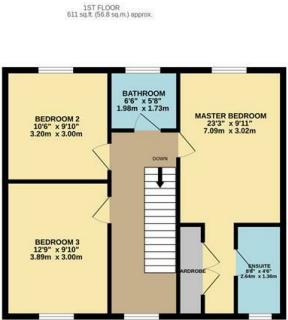
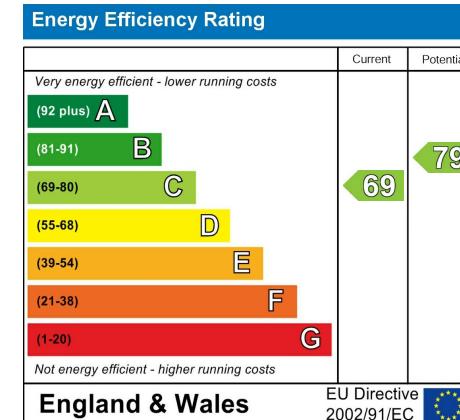
West Lancs

## TENURE

Leasehold

## COUNCIL TAX BAND

E



### 5 BED DETACHED HOUSE

TOTAL FLOOR AREA : 2024 sq.ft. (188.1 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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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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### CONTACT

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