

Wainwright
&
Edwards

FOR SALE
01772 814863



Offers In The Region Of £435,000

12 Hillside, Tarleton, Preston, PR4 6DW

5  2  2  C 

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



OFFICE ADDRESS

3 Station Road, Hesketh Bank, Preston, Lancashire, PR4 6SN

CONTACT

01772-814863
sales@wainwrightandedwards.co.uk