

Wainwright  
& Edwards

**FOR SALE**  
01772 814863





£335,000

134 Hesketh Lane, Tarleton, Preston, PR4 6AS

4  2  2  D 

## PROPERTY SUMMARY

An extended and well maintained semi-detached house situated on a substantial, mature plot of 0.3 acres or thereabouts. The accommodation comprises reception hall, lounge, family room, modern fitted kitchen, utility and wc. There are four bedrooms over two floors and family bathroom. The property benefits from gas central heating and double glazing. The mature private plot provides large side entrance, car parking for several vehicles, large detached garage and green house both with power supply. Only an internal inspection will demonstrate the space and quality of this property.









LOCAL AUTHORITY

West Lancs

TENURE

Freehold

COUNCIL TAX BAND

C



FOUR BEDROOM SEMI DETACHED HOUSE  
TOTAL FLOOR AREA : 1466 sq.ft. (136.2 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		
(69-80) C		77
(55-68) D	61	
(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

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