

Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863



**Offers Over £200,000**

**15 Ruskin Close, Tarleton, Preston, PR4 6XY**



### PROPERTY SUMMARY

An excellent opportunity to acquire a spacious detached property in popular cul de sac location close to Tarleton village. The accommodation in need of some upgrading comprises hall, lounge, dining room/bedroom 3 and fitted kitchen. To the first floor there are two further bedrooms, bathroom and separate wc. The property benefits from gas central heating, double glazing, garage and good size gardens to front and rear. No Chain!





## LOCAL AUTHORITY

West Lancs

## TENURE

Freehold

## COUNCIL TAX BAND

D

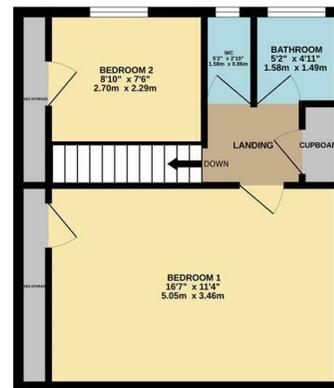
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>65</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

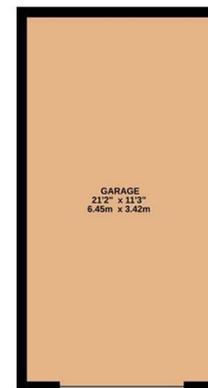
GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR  
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA: 1111 sq.ft. (103.2 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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### OFFICE ADDRESS

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### CONTACT

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