

Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863





**Offers Over £470,000**

**33 St. Helens Well, Tarleton, Preston, PR4 6NB**



### PROPERTY SUMMARY

A well presented and much improved double front detached family house situated at the head of a private cul de sac with close proximity to local schools and the village of Tarleton. The spacious accommodation comprises reception hall, wc, lounge, modern open plan dining kitchen with double oven and integrated appliances, sitting room, conservatory and utility with internal door leading to double integral garage. To the first floor there are four double bedrooms, two with en suite shower rooms and modern family bathroom. The property benefits from gas central heating, double glazing, large driveway to front and private rear garden. Internal inspection recommended to appreciate the quality and extent of this property.

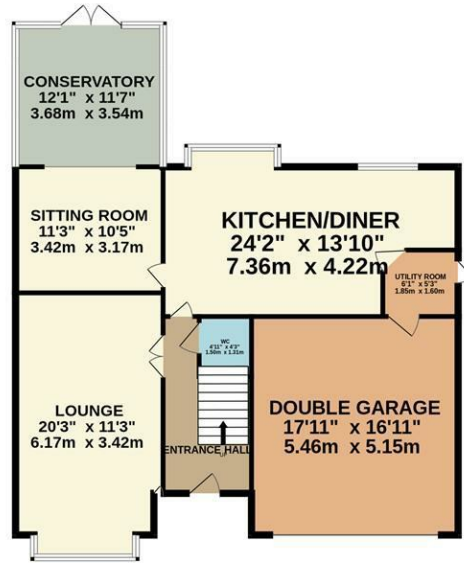




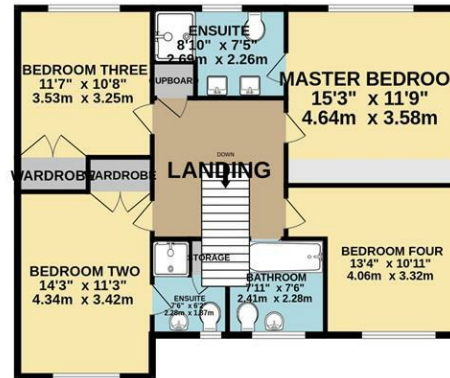




GROUND FLOOR



1ST FLOOR



FOUR BED DETACHED HOUSE

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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## LOCAL AUTHORITY

West Lancs

## TENURE

Leasehold

## COUNCIL TAX BAND

F

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

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&  
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### OFFICE ADDRESS

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### CONTACT

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