

**Wainwright  
&  
Edwards**

**FOR SALE**  
01772 814863





**Offers In The Region Of £259,950**

**29 Moss Lea, Tarleton, Preston, PR4 6BH**



### PROPERTY SUMMARY

An excellent opportunity to purchase a semi detached true bungalow in sought after residential location close to local amenities and enjoying open views to rear. The well presented accommodation comprises entrance porch, hall, lounge, well appointed kitchen with morning room off, three bedrooms and modern fitted shower room. The property benefits from gas central heating, double glazing throughout, large driveway, garage and gardens to front and rear. Early inspection advised. No Chain.











## LOCAL AUTHORITY

West Lancs

## TENURE

Freehold

## COUNCIL TAX BAND

C

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>		
(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		
	66	84
<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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## OFFICE ADDRESS

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## CONTACT

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