

Wainwright
&
Edwards

FOR SALE
01772 814863



Offers In The Region Of £259,950

29 Moss Lea, Tarleton, Preston, PR4 6BH

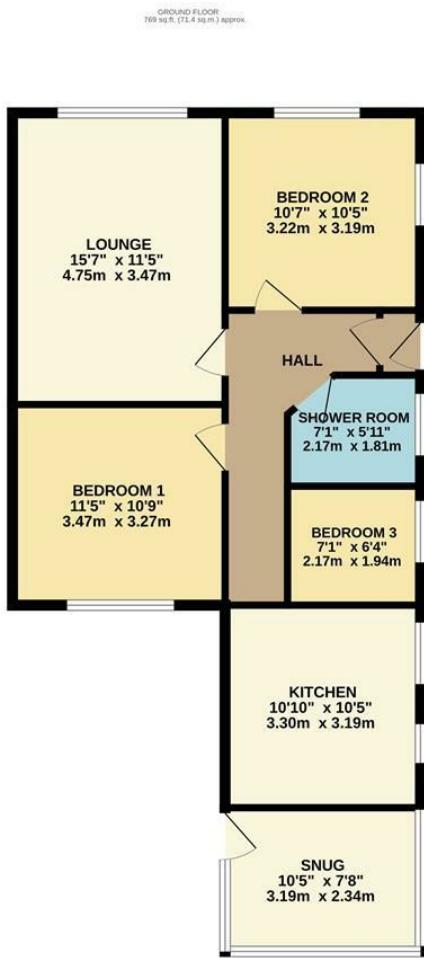


PROPERTY SUMMARY

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.





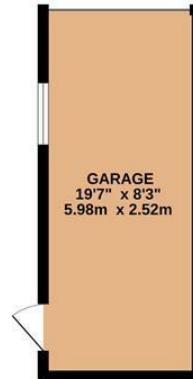


THREE BEDROOM SEMI DETACHED BUNGALOW

TOTAL FLOOR AREA: 930 sq. ft. (86.4 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other features 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 is given to their operability or efficiency can be given.
 Made with Metropix 2205

GROUND FLOOR
769 sq. ft. (71.4 sq.m.) approx.

1ST FLOOR
162 sq. ft. (15.0 sq.m.) approx.



LOCAL AUTHORITY

West Lancs

TENURE

Freehold

COUNCIL TAX BAND

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	66
(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.

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&
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OFFICE ADDRESS

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CONTACT

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