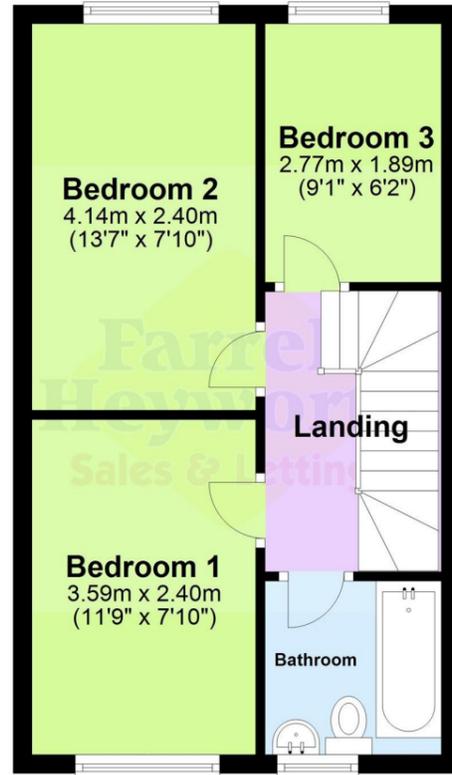


**O.O**  
**£180,000**

Tabley Lane, Higher Bartle,  
Preston PR4



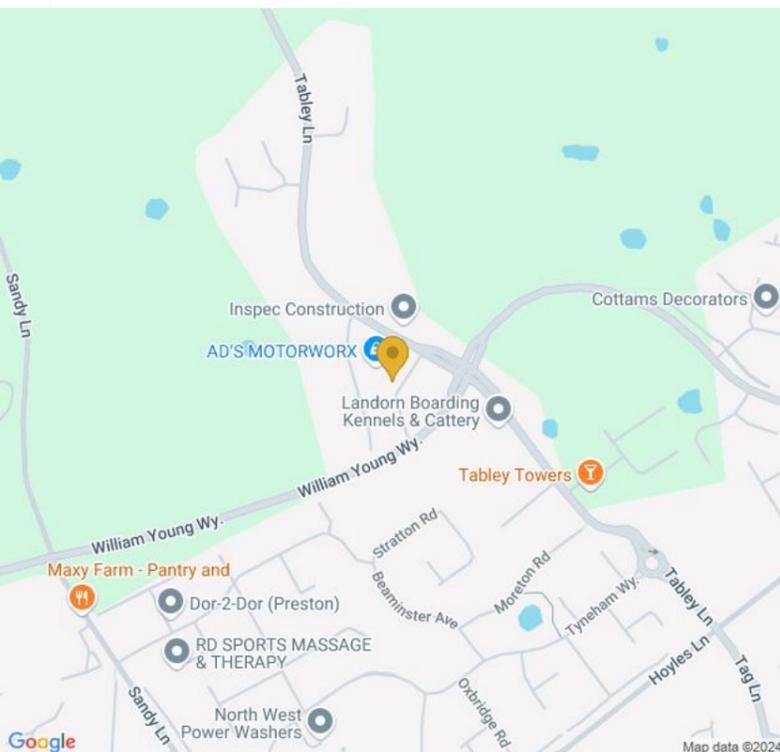
**Ground Floor**



**First Floor**



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Attractive Modern Three Bedroom Mews Style House**
- **Fitted Kitchen, Ground Floor WC, Good Sized Lounge**
- **Low Maintenance Enclosed Rear Garden, Adjacent Parking**
- **Great Location, Ready To Move Into, Highly Recommended**



**Fulwood**  
**309 Garstang Road**  
**Preston PR2 9XJ**

**Tel: 01772 787666**

**Email: [fulwood@farrellheyworth.co.uk](mailto:fulwood@farrellheyworth.co.uk)**  
**<https://www.farrellheyworth.co.uk/fulwood>**

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**EPC B**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)



This is an attractive modern mews style property in a pleasant location with an enclosed low maintenance rear garden and adjacent designated parking for two vehicles.

The property is central heated and double glazed and offers ready to walk into accommodation comprising hallway with separate wc, fitted kitchen, good sized lounge with French doors providing access to the rear garden, three bedrooms and three piece bathroom suite.

There are excellent local amenities in nearby Fulwood and M6/M55 motorway access at Broughton. Internal inspection is highly recommended.

Tenure: Leasehold  
 Leasehold information: Terms: 250 years from 24th November 2017  
 Current Ground Rent: £150  
 Current Service/Maintenance Charges: £106.22  
 Council Tax: Band C



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