



7 Wham Hey

New Longton, Preston, PR4 4XB

- Semi Detached House
- Two Bedrooms
- Lounge
- Dining Room

Let £680 pcm
EPC Rating 'D'





Property Description

Two bedroom semi detached house located in a popular residential area situated on a quiet cul de sac close to local amenities including reputable New Longton primary school. This well presented property briefly comprises of an entrance hallway, lounge, kitchen, dining room and garden room to the ground floor with two double bedrooms and a modern family bathroom to the first floor. Externally the property boasts ample parking with a good sized driveway and garage and easy to maintain gardens both front and rear.

ENTRANCE HALL

- * Composite front door with UPVC double glazed windows to side
- * Central heating radiator
- * Ceiling lights
- * Wood effect laminate to floor
- * Stairs to the first floor
- * Under stairs storage cupboard housing combi boiler

LOUNGE

- * UPVC double glazed window
- * Central heating radiator
- * Ceiling light
- * Carpet to floor
- * Electric



Fireplace *

RECEPTION TWO

* Wooden single glazed window * Central heating radiator * Ceiling light * Wood effect laminate to floor * Open to the kitchen *

RECEPTION THREE/ GARDEN ROOM

* UPVC double glazed windows and door * Central heating radiator * Spot lights * Wood effect laminate to floor *

LANDING

* UPVC double glazed window * Ceiling light * Carpet flooring * Loft access * Built in storage cupboard *



BEDROOM ONE

* UPVC double glazed window * Central heating radiator * Ceiling light * Carpet flooring *

BEDROOM TWO

* UPVC double glazed window * Central heating radiator * Ceiling light * Carpet flooring *

BATHROOM

* UPVC double glazed window * P-shaped bathtub with mains fed shower overhead * WC * Wash basin * Tiles to floor/and walls * Linoleum to floor * Extractor fan * Ceiling spot lights * Towel radiator *

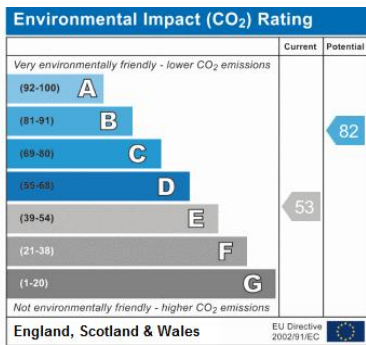
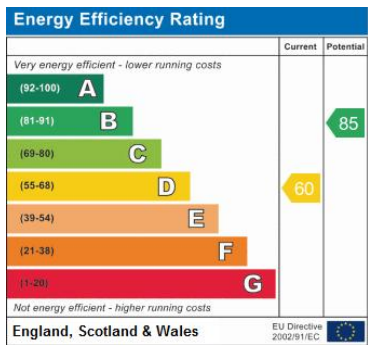


EXTERNAL

* Front garden laid to stone * Good sized driveway to the side with room for ample off road parking * Garage * Rear garden paved with borders * Private rear garden with open views *

Please call 01772 746100 to arrange a viewing on this property. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday. Outside of these hours we operate an on-call voicemail service 7 days a week arranging viewings, valuation and offers up to 8pm! When you apply for a tenancy there will be a tenant holding deposit to pay- ask our staff or visit www.roberts-estates.co.uk for further details.





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