



Silverstone Salwick Road, Wharles, Preston PR4 3SN

TO LET Asking Rent £ 2,000 per calendar month



To Let
UNFURNISHED

Silverstone

Salwick Road
Wharles
Preston
PR4 3SN

Asking Rent
£2000 p.c.m



A detached three double bedroom with master ensuite country house with three reception rooms, downstairs shower room, fully fitted kitchen plus integral double garage set in a generous plot with gardens to front side and rear and ample car parking.

Ground Floor

Entrance Hallway 5.19m x 2.61m plus 2.19m x 1.05m
Stairs first floor. Downstairs WC

Lounge 6.16 m x 3.96 m Open fire. Double opening French doors leading to rear patio.

Sitting Room 3.81m x 3.02m
Double French doors leading to rear patio.

Study 2.84m x 2.39m plus 1.65m x 0.87m
Fitted storage cupboard. Door leading to integral garage.

Kitchen 3.56m x 3.04m
Full range of fitted base and eye level units laminate worktops with inset 4 ring hob with extractor hood over, 1½ bowl single drainer sink. Integral double oven/grill integral dishwasher.

First Floor

Landing 3.66m x 3.58m plus 1.26m x 0.87m (include stairwell) Fitted cupboard housing water cylinder.

Bedroom 1 ensuite 3.96m x 3.85m plus 3.92m x 2.18m
Double bedroom to front. Ensuite comprising double shower cubicle, low flush WC, bathroom cabinet with inset wash hand basin. Chrome ladder radiator.

Bedroom 2 3.73m x 3.39m
Double bedroom to front.

Bedroom 3 3.73m x 3.36m
Double bedroom to rear.

Family Bathroom 3.04m x 2.63m
Comprises bath, shower cubicle, low flush WC, wash hand basin. Chrome ladder radiator. Fitted linen cupboard.

Integral Double Garage 6m x 5.87m plus 3.42m x 0.93m
Good size double garage with up and over garage door. Personnel door.

OUTSIDE

Private gardens to front, side and rear overlooking fields. Extensive flagged patio to rear. Private driveway providing off road car parking and access to integral garage.





Services

Mains water and electricity are provided to the property. Private foul drainage. Oil fired central heating system.

Council Tax – Fylde Council Tax Band 'E'

Energy Performance Efficiency rating of 57 Band 'D'

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Deposit

£ 2,000 held by the Deposit Protection Service

Term

An initial 12 months term. Immediately available.

Rent payable monthly in advance. Tenant responsible for all services including water, electricity, heating oil, telephone, internet.

Non-smokers. Pets may be considered on application.

The property is offered unfurnished.

Viewing

By strict appointment with the sole letting agent

Anti-Money Laundering Regulations

Tenancy applications will be required to provide formal photo ID, source of income during the application process. Employers will be requested to confirm salary details.

Consumer Protection from Unfair Trading Regulations 2008 & Business Protection from Misleading Marketing Regulations 2008

SHP VALUERS Ltd for themselves and for owners of this property who are agents on behalf of give notice that:

- (i) the particulars are set out as guidance of intended tenants and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given as a fair representation of the property at the time of first marketing the property, whilst interested parties must satisfy themselves by making a full inspection of the property, both internally and externally;
- (iii) no person in the employment of SHP VALUERS Ltd has any authority to make or give any representation or warranty whatever in relation to this property





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