



White Eaves, Square Lane, Catforth, Preston PR4 0HP  
Asking Rent £ 1,500 per calendar month



**White Eaves**  
Square Lane  
Catforth  
Preston  
PR4 0HP

A detached 2/3 bedroom  
true bungalow  
with adjoining Garage,  
Generous Gardens

Open views to the front and side

**Asking Rent**  
**£ 1,500 per calendar month**





A detached true bungalow with adjoining garage, spacious gardens and private driveway providing ample car parking set in a semi rural location within the village of Catforth to the north of Preston.

White Eaves affords the following accommodation;

Entrance Sunroom 2.55m x 2.39m  
UPVC double glazed construction with quarry tile floor.  
Wall mounted electric room heater.

Entrance Hall 3.96m x 1.98m plus 4.74m x 0.95m  
storage cupboard. Cupboard housing hot water cylinder.

Lounge 6.67 m x 3.65 m  
Feature cast iron stove on stone hearth. 2x bay windows.

Kitchen 3.75m x 2.58m  
Full range of fitted base and eye level units, laminate worktop with inset single drainer sink and 4 ring electric hob with extractor hood over. Integral oven and microwave. Integral washing machine and dishwasher. Space for upright fridge freezer.

Bedroom 1 3.74m x 2.74m plus 1.82m x 0.84m  
double bedroom with bay window.

Bathroom 2.48m x 1.58m  
Comprises double shower enclosure. Low flush WC, bathroom cabinet with inset wash hand basin. Chrome ladder radiator. Tile walls and floor. Ceiling extractor fan. Fitted wall mirror.

Bedroom 2 3.84m x 3.04m  
Double bedroom with bay window.

Bedroom 3/ Study 3.02m x 2.72m  
Double opening French doors. Laminate flooring.

#### Outside

A private sweeping driveway with dual entrances, tarmac sealed surface provides ample off lane car parking and access to adjoining garage 5m x 3m with pressed metal garage door, rear personnel entrance door. Wall mounted electric meter. Worcester oil boiler. Water tap. Plumbed for automatic washing machine.

#### Gardens

Side and rear flagged patio areas. Lawned and mature shrub bordered garden. Open views across farm land to the west and south. Timber decking area.

#### Services

Mains water and electricity supplies. Private foul drainage. Oil fired central heating system.

Council Tax – Preston City Council Tax Band 'C'  
rate 2024/2025 £2,093.59 subject to council verification

EPC Rating of 64 within band 'D'

#### Assured Shorthold Tenancy - Unfurnished

12 months tenancy. Asking rent £1,500 pcm plus bills

Damage Deposit £1,500

Non-Smokers. Pets considered.

*The detached double garage is excluded. (The owner will not require regular access to the detached garage).*

#### Viewings:

Accompanied viewings with the 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 verify salary.





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

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- (i) the particulars are set out as guidance of intended tenants and do not constitute, nor constitute part of, an offer or contract;
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