



24 Wheatsheaf Avenue

Longridge, Preston, PR3 3WT



£950 Per Month

A spacious end terrace family home which is close to local amenities and schools. The internal accommodation provides entrance hall, two good size reception rooms, fitted kitchen, downstairs WC and a utility room. The first floor accommodation provides four bedrooms and a larger than average family bathroom suite. The property has gas central heating and is double glazed. At the front is a gate for access, to the side is a lawn, patio and decking area with a gate to communal alley. At the rear is a flagged yard, outbuilding for storage and gate for access to parking. Viewing recommended.

Please note a holding deposit equivalent to one weeks rent is required to secure the property. This is fully refundable subject to successful referencing.





GROUND FLOOR

Entrance hallway

uPVC double glazed front door, stairs leading to the first floor, door into living room.

Living room

13'9" x 11'10" (4.211 x 3.615)

uPVC double glazed window's to front and side aspect, feature fireplace with gas fire, meter cupboard, radiator.

Hallway

8'4" x 6'7" (2.543 x 2.017)

Under stairs storage, door into dining room.

Dining room

10'3" x 9'10" (3.148 x 3.009)

uPVC double glazed French doors to side aspect, radiator, door into utility room.

Utility

12'1" x 6'1" (3.704 x 1.855)

Fitted with base and wall units and worktop, stainless steel sink and drainer, uPVC double glazed back door, uPVC double glazed window to rear aspect, space for washing machine, radiator, doors leading to WC and kitchen.

WC

4'10" x 3'1" (1.496 x 0.955)

Fitted with a WC and wall mounted wash hand basin, central heating boiler, wall mounted mirrored cabinet.

Kitchen

12'1" x 9'7" (3.692 x 2.924)

Fitted with a range of wall and base units with contrasting work surfaces, breakfast bar, double oven and grill, 5 ring gas hob, one and half sink unit and drainer, uPVC double glazed window to rear aspect, fridge/freezer, space for dishwasher, downlights, tiled to splash back areas.

FIRST FLOOR

Landing

uPVC double glazed window to rear aspect, loft access, built in storage cupboard, doors leading to bedrooms and bathroom.

Bedroom 1

11'11" x 9'8" (3.650 x 2.956)

uPVC double glazed window to front aspect, radiator, built in wardrobes and drawers.

Bedroom 2

12'1" x 7'9" (3.689 x 2.379)

uPVC double glazed window to side aspect, radiator, built in overhead cupboard.

Bedroom 3

10'2" x 9'10" (3.116 x 3.006)

uPVC double glazed window to side aspect, radiator.

Bedroom 4

9'2" x 5'11" (2.805 x 1.805)

uPVC double glazed window to front aspect, radiator.

Bathroom

8'9" x 8'0" (2.688 x 2.445)

Fitted with a four piece suite comprising bath, shower cubicle, WC and wash hand basin with pedestal, radiator, uPVC double glazed window to rear aspect, wall mounted mirrored bathroom cabinet, tiled to walls.

External

To the front is a gate for access with hedging, to the side there is more hedging with lawn, patio and decking area and gate to communal alley. At the rear is a flagged yard, shed and parking.

PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

AGENTS NOTES

Please note a holding deposit equivalent to one weeks rent is required to secure the property. This is fully refundable subject to the completion of successful referencing.



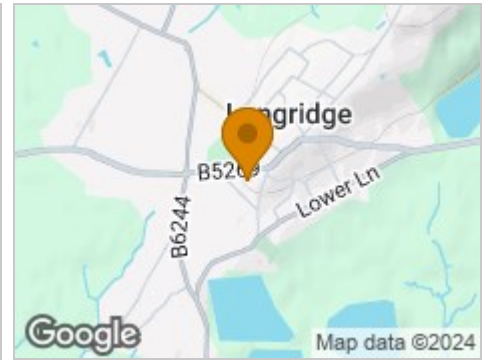
Road Map



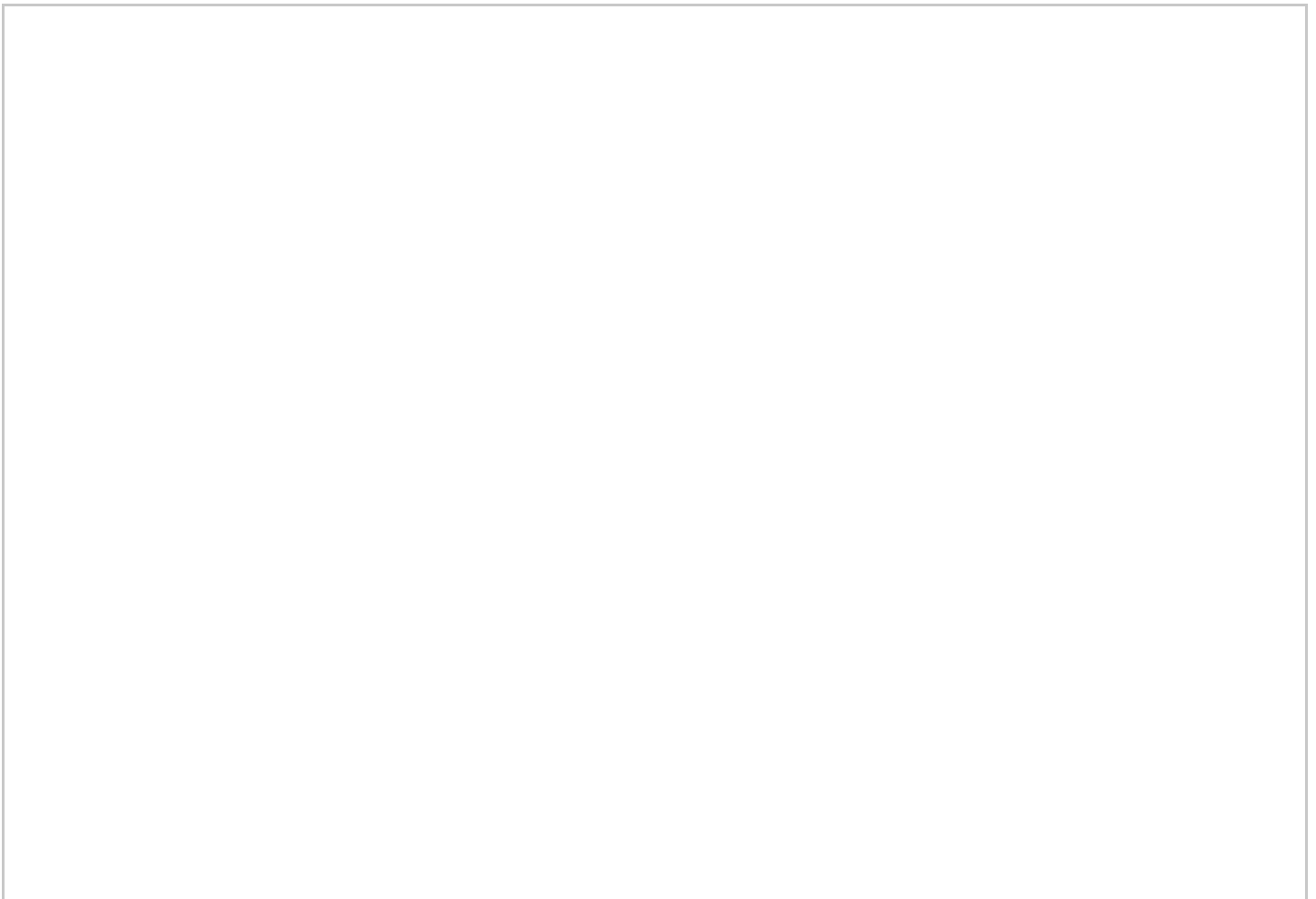
Hybrid Map



Terrain Map



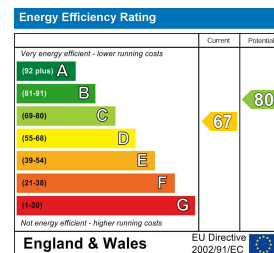
Floor Plan



Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Misdescriptions Act

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