



Silverstone Salwick Road

Wharles, Preston, PR4 3SN



£1,700 Per Month

This fantastic property offers space and wonderful open views.

The property comprises entrance hallway, office, kitchen, utility room, lounge, downstairs WC, shower room. To the first floor are three good size bedrooms with an en-suite to the master bedroom and a modern four piece family bathroom. The property offers excellent parking for several vehicles and a double garage. The property has a lawn all around it and patio area at the back. EPC rating D. Council tax band E.

Please note there is a holding deposit equivalent to one weeks rent payable to secure the property (this is fully refundable subject to successful referencing).





GROUND FLOOR

Entrance hall

Wooden main entrance door, radiator, stairs leading to first floor, doors leading to living room, office, downstairs WC, utility, kitchen and dining room.

Living room

20'1" x 12'11" (6.138 x 3.958)

uPVC double glazed windows to front and rear aspects, French doors to rear aspect, brick feature fireplace with open fire, radiator.

Office

10'8" x 8'10" (3.274 x 2.709)

uPVC double glazed window to front aspect, radiator, built in desk, storage cupboard, attic access, door into garage.

Downstairs WC

6'10" x 2'6" (2.087 x 0.781)

Fitted with a WC and wash hand basin with vanity unit, radiator.

Utility

8'7" x 6'10" (2.629 x 2.103)

Fitted with wall and base units and contrasting worksurfaces, space for washing machine and dryer, radiator, uPVC double glazed window to side aspect, door to side aspect, door to shower room.

Shower room

8'4" x 6'3" (2.564 x 1.927)

Fitted with a shower cubicle, WC, wash hand basin, uPVC double glazed window to side, radiator.

Kitchen

11'7" x 9'11" (3.543 x 3.026)

Fitted with a range of wall and base units with contrasting work surfaces, electric oven and hob with extractor over, integrated dishwasher, one and a half sink unit and drainer, uPVC double glazed window to rear aspect, breakfast bar, radiator, downlights, laminate flooring.

Dining room

12'5" x 9'10" (3.786 x 3.020)

uPVC double glazed French doors and window to rear aspect, radiator.

FIRST FLOOR

Landing

uPVC double glazed window to front aspect, doors to three bedrooms and bathroom, cupboard housing the water tank.

Bedroom 1

12'11" x 12'7" (3.941 x 3.852)

uPVC double glazed window to front aspect, radiator, door to en-suite.

En-suite

12'10" x 7'2" (3.918 x 2.186)

Fitted with a three piece suit comprising shower cubicle, WC, wash hand basin with vanity unit, uPVC double glazed window to rear aspect, towel radiator.

Bedroom 2

12'2" x 11'0" (3.727 x 3.360)

uPVC double glazed window to front aspect, radiator, attic access.

Bedroom 3

12'2" x 11'0" (3.726 x 3.356)

uPVC double glazed window to rear aspect, radiator.

Bathroom

10'0" x 8'7" (3.050 x 2.635)

Fitted with a four piece suite comprising bath, shower cubicle, wash hand basin with pedestal, WC, towel radiator, storage cupboard.

EXTERNAL

Large driveway providing off road parking for several vehicles and leading to a integral double garage with electric up and over door, lawn and patio area to the rear.

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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66 Derby Road, Longridge, Preston, PR3 3FE
Tel: 01772 233380 Email: longridge@holdens.co.uk www.holdens.co.uk