



DUCHY of LANCASTER

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bowring**

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3 BOLTONS CROFT

£630PCM

Salwick PR4 0SB

Being part of the Duchy of Lancaster Estate, this lovely well appointed three bedroom property with open countryside views is located in a semi rural location yet close to road and rail networks.

Small front garden with off road parking for one car, rear lawned garden with outhouse and covered shared rear alley.

In line with the Duke Of Lancaster Housing Trust criteria, the property is offered to applicants with a local connection and available unfurnished on an initial twelve month Assured Shorthold Tenancy. Long term tenants are sought.

Mains electricity, water and drainage. Oil fired central heating. Broadband connected. Double glazing throughout. Council tax band B. EPC rated D.

- Entrance hall with under stairs cloaks cupboard
- Double aspect sitting/dining room (7.2m x 3.5m)
- Modern kitchen (3.2m x 3.1m) with wall and base units, integral fridge, single oven, hob and recess for washing machine. Useful under stairs pantry.
- Double bedroom 1 (3.9m x 3.2m) with built in wardrobe
- Double bedroom 2 (3.4m x 3m) with built in wardrobe and open countryside views
- Single bedroom 3 (3.1m max x 2.8m max)
- Modern house bathroom comprising bath with over shower, washbasin and WC

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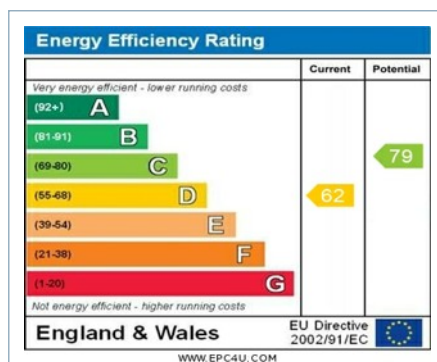
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DIRECTIONS

What3words reference **/// wagner.standard.observes**

Please note that the property is offered at an affordable rent and applicants will need to meet the trusts criteria. Please speak to the agents for further information.



TENURE AND RENTAL

The property is offered on an Assured Shorthold Tenancy on an initial twelve month term, although long term tenants are preferred. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent.

RESTRICTIONS AND APPLICATION

No smokers or sharers. Pets by agreement. Please call in or telephone us for an application form.

A holding deposit equal to one week's rent is payable on commencement of referencing. With a successful application, this amount will be offset against the deposit.

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.