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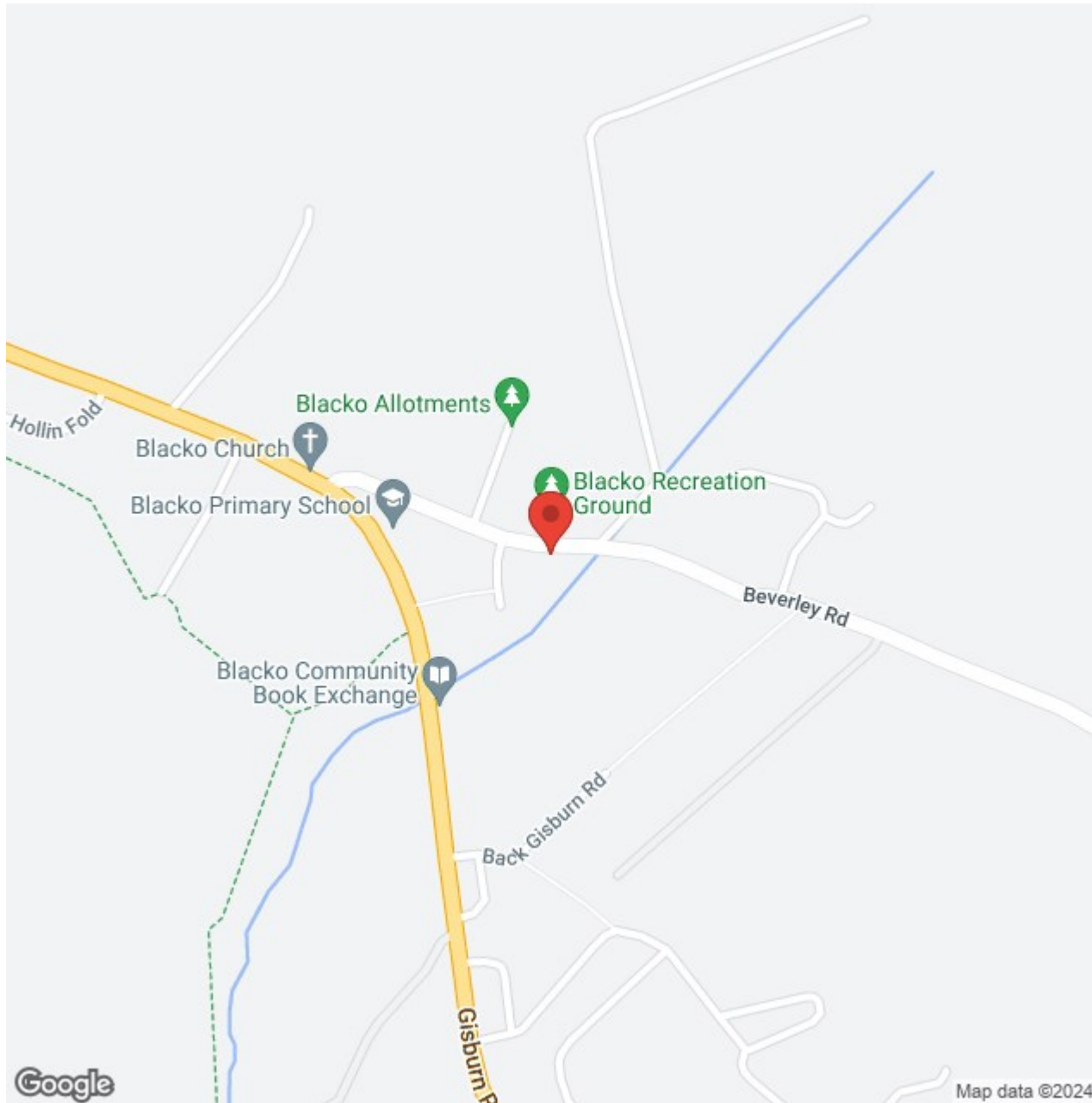
BB9 6LX

## Beverley Road, Blacko

£1,250 PCM

New to the rental market, 14 Beverley Road is located in a stunning and highly sought after area of Blacko within close proximity to Blacko Primary School. Affording many noteworthy features throughout and briefly comprising of: a kitchen diner, family sized living room, three well proportioned bedrooms and a contemporary three piece bathroom suite. Externally to the front elevation you will find an enclosed forecourt and to the rear elevation there is a garden having a laid lawn, flagged patio area with space for garden furniture and mature trees, shrubs and flowerbeds. Early viewing is advised. Council Tax Band D.







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## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### **KITCHEN DINER 18'4" x 10'6" (5.607m x 3.212m )**

Offering a range of fitted wall and base units with contrasting worktops, integrated Flavel Milano oven / grill and induction hob with chrome extractor hood above, integrated under counter fridge, plumbing for a washing machine, inset sink with chrome mixer tap, space for a dining table and chairs, 1x central heating radiator, access to boiler, open balustrade staircase to the first floor / landing, uPVC double glazed window to the front and rear elevation and a composite door to the rear elevation.

#### **LIVING ROOM 18'11" x 12'10" (5.786m x 3.927m )**

A family sized living room having space for settees, exposed ceiling beam, television point, wall feature fireplace, 2x central heating radiators, uPVC double glazed window to the front elevation and uPVC patio doors to the rear elevation.

### FIRST FLOOR / LANDING

On the first floor / landing you will find:

#### **BEDROOM ONE 11'1" x 9'10" (3.384m x 3.020m )**

A bedroom of double proportions having fitted wardrobes, space for drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### **BEDROOM TWO 12'11" x 8'4" (3.961m x 2.554m )**

Another bedroom of double proportions with space for wardrobes and drawers, exposed ceiling beam, 1x central heating radiator, loft hatch and uPVC double glazed window to the rear elevation.

#### **BEDROOM THREE 10'1" x 13'1" max dimensions (3.096m x 3.994m max dimensions)**

A well proportioned bedroom having space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

### BATHROOM

A contemporary three piece bathroom suite comprising of: corner bath with chrome mixer tap and shower over, pedestal sink with chrome mixer tap, low level w.c, tiled walls, 1x central heating radiator and uPVC double glazed frosted window to the rear elevation.

### EXTERNALLY

Externally to the front elevation you will find an enclosed forecourt and to the rear elevation there is a garden having a laid lawn, flagged patio area with space for garden furniture and mature trees, shrubs and flowerbeds.

### PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been

unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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## OUTSIDE

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