



88 Watkin Lane

, Linstock Hall, PR5 5HB



£725 Per Month

Early viewings are highly recommended for this large three bedroom garden fronted terrace conveniently located close to local amenities, train station and major motorway networks. The ground floor accommodation offers an entrance hall with stairs to the first floor, a bright and airy lounge with a bay window, a second reception room and kitchen. To the first floor there are three bedrooms and a bathroom. To the rear of the property there is a low maintenance yard with brick built shed for storage. EPC rating D. Council tax band A.

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

uPVC double glazed door to front, radiator, doors into both reception rooms, stairs to the first floor.

Lounge

14'3" x 11'7" (4.344m x 3.553m)

uPVC double glazed bay window to the front, radiator, meter cupboards.

Second Reception Room

14'7" x 12'5" (4.465m x 3.798m)

uPVC double glazed window to the rear, radiator, door into the kitchen.

Kitchen

9'9" x 8'8" (2.991m x 2.666m)

uPVC double glazed window to the side and rear, uPVC double glazed door to the side, wall and base units with contrasting worktops, stainless steel 1.5 sink with single drainer, tiled splashbacks, four ring gas hob, integrated oven, space for washing machine, wall mounted combi boiler, radiator, under stairs storage, recessed spotlights.

FIRST FLOOR

Landing

Doors into three bedrooms and bathroom.

Bedroom One

19'2" x 8'6" (5.843 x 2.604m)

uPVC double glazed window to the front, radiator.

Bedroom Two

18'0" x 5'5" (5.495m x 1.662m)

uPVC double glazed window to the front, radiator.

Bedroom Three

9'10" x 8'10" (3.016m x 2.699m)

uPVC double glazed window to the rear, radiator.

Bathroom

9'9" x 5'8" (2.976m x 1.752m)

uPVC double glazed window to the rear, wash basin with pedestal, low level flush wc, bath with electric shower over, extractor fan, radiator.

EXTERNAL

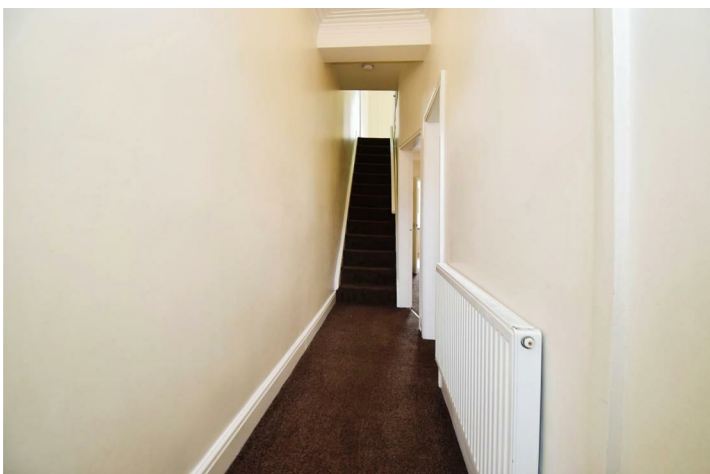
Small garden to the front, low maintenance yard area to the rear with brick built storage shed with power and light.

AGENTS NOTES

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

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.



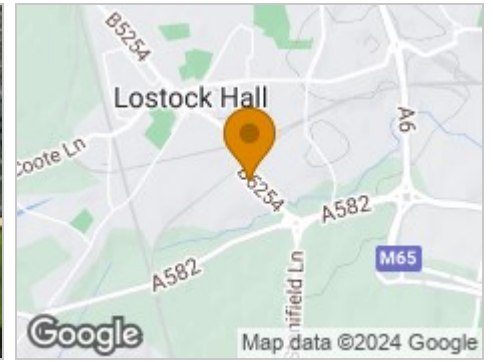
Road Map



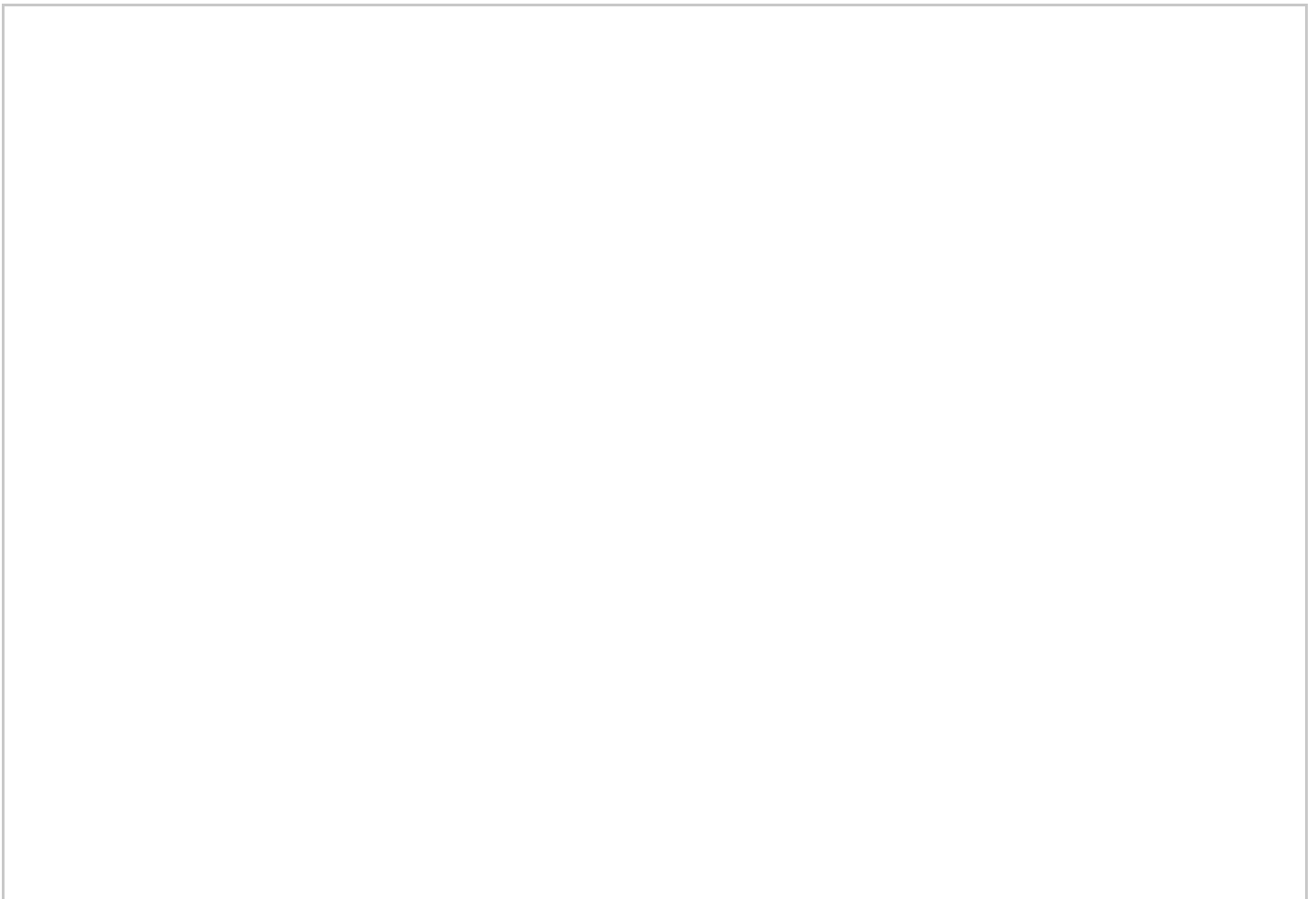
Hybrid Map



Terrain Map



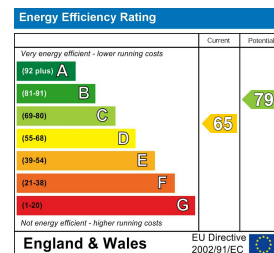
Floor Plan



Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Misdescriptions Act

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