



## 17 Stanifield Lane

Farington, Preston, PR25 4QA



**£750 Per Calendar Month**

Holdens are delighted to present to let, this deceptively spacious three bedroomed mid terraced property in Farington. Centrally located with access to bus routes, train services and the local motorway networks. Retaining some of the properties original character internally the property provides a lounge, dining room and a fitted kitchen. The first floor provides three bedrooms and a bathroom. The property has gas central heating and is double glazed. CALL NOW to arrange your viewing! Council tax band A. EPC rating D.

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 Vestibule

Timber front door, tiled flooring and partial tiled elevations, door leading to the entrance hall with a feature stained glass insert.

### Entrance Hall

Door leading into lounge, door leading into dining room, central heating radiator, stairs to first floor accommodation.

### Lounge

13'6" x 12'2" (4.125 x 3.706)

Feature fireplace housing a gas fire with light stone effect hearth and surround, uPVC double glazed bay window to front, laminate flooring, central heating radiator, cupboard housing meters.

### Dining Room

13'2" x 12'7" (4.015 x 3.843)

Upvc double glazed window to rear, central heating radiator, door leading into kitchen.

### Kitchen

11'10" x 9'0" (3.599 x 2.737)

Fitted with a range of wall and base units with worksurfaces incorporating a single sink and drainer unit, gas hob with overhead extractor unit and built in electric oven, space for washing machine and fridge/freezer, breakfast bar, wall mounted combi boiler, tiled flooring, central heating radiator, handy understairs storage, uPVC double glazed window to side and timber door leading to rear yard.

## FIRST FLOOR

### Landing

Split level landing landing area, doors leading into three bedrooms and bathroom.

### Bedroom One

15'10" x 11'0" (4.814 x 3.353)

Two uPVC double glazed window to front, central heating radiator.

### Bedroom Two

13'3" x 10'0" (4.043 x 3.038)

Upvc double glazed window to rear, central heating radiator, built in storage cupboards.

### Bedroom Three

9'0" x 6'8" (2.749 x 2.027)

Upvc double glazed window to side, central heating radiator.

### Bathroom

6'1" x 4'11" (1.865 x 1.494)

Fitted three piece bathroom suite in white comprising of a low level toilet, pedestal hand wash basin and bath tub with overhead electric shower, tiled elevations, lino flooring, extractor fan unit, central heating radiator, uPVC doubled glazed frosted window to side.

## EXTERNAL

The front of the property offers a low level brick wall with hedgerow and flagged area. To the rear is a sizeable rear yard with timber gates and timber shed ideal for storage.

## 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

Letting fees information

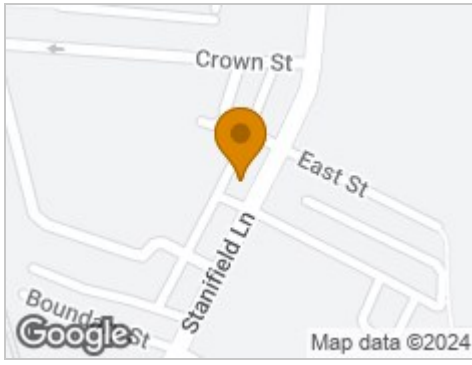
Single / Additional Applicant: £175.00

Joint Application ( Max 2 Adults): £250.00

Guarantor: £125.00 (if required)



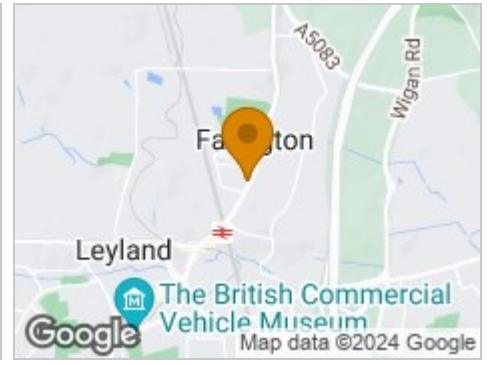
## Road Map



## Hybrid Map



## Terrain Map



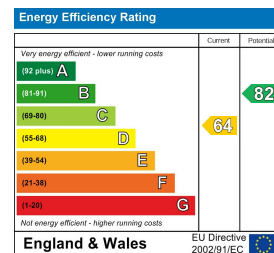
## Floor Plan



## 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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