



12 Long Barn Row

Hoghton, Preston, PR5 0SA

£895 Per Calendar Month



AVAILABLE NOW We are delighted to bring to market this quaint two bedroom end stone cottage located in the lovely village of Hoghton with easy access to motorway networks and local pubs. It is situated just off Chapel Lane and is surrounded by beautiful countryside. Briefly comprising of open plan lounge and kitchen with dishwasher and fridge freezer and space for a washing machine. To the first floor are two bedrooms and a bathroom with shower over bath. To the outside are communal gardens and a garage. Council Tax Band B.

This lovely character property would be ideal for a professional couple or single person. Internal viewing essential.

Please note a holding deposit equivalent to one weeks rent is required to secure the property (this will be fully refunded on completion of successful references).



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Open Plan Lounge/Kitchen

24'8" x 13'8" (7.520 x 4.185)

Stone fireplace, tiled flooring, radiators x 2, front door and window to front, window and french door to rear, base units and tall unit., centre island with stainless steel sink with drainer, 4 ring electric hob, electric oven, extractor fan, fitted slimline dishwasher and fridge freezer, space for washing machine and stairs leading to the first floor.

Landing

Laminate flooring, access into two bedrooms and bathroom, storage cupboard

Bedroom One

14'2" x 9'6" (4.338 x 2.916)

Laminate flooring, radiators x 2, double glazed window to front.

Bedroom Two

11'9" x 5'10" (3.589 x 1.786)

Laminate flooring, radiator, window to rear

Bathroom

12'0" x 4'2" (3.682 x 1.295)

Bath with overhead shower and screen, tiled walls, laminate flooring, hand wash basin with vanity, WC radiator and Velux window

External

Garage to the front with up and over door, communal gardens

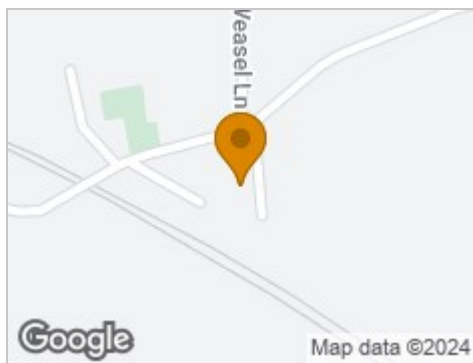
Property Misdescriptions Act

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



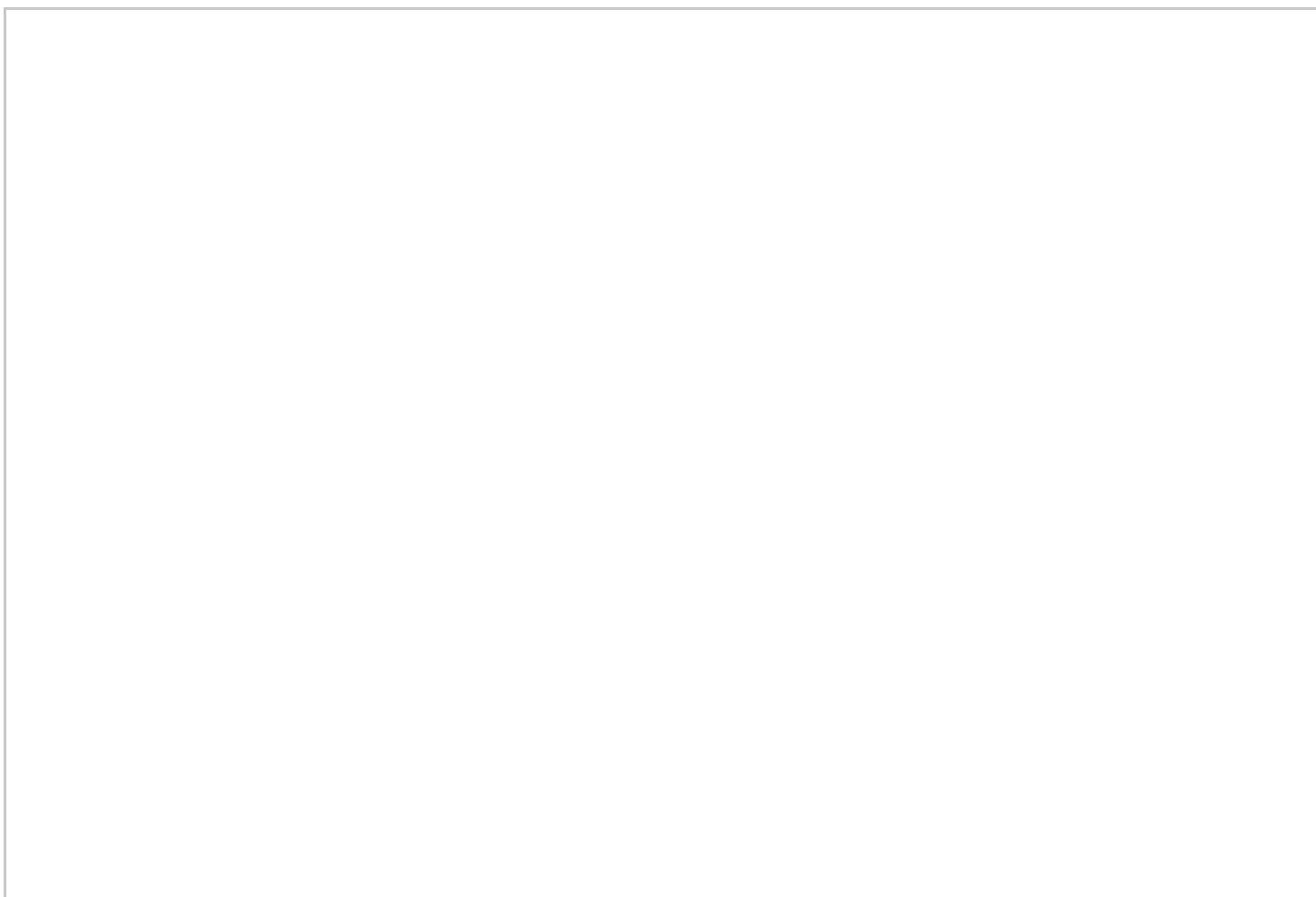
Hybrid Map



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

