



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



21 Rands Estate

£675 Per Month

Preston, HU12 8UP



Good size three bedroom terrace house currently undergoing some improvement works ahead of going on the rental market, with uPVC glazing and gas central heating throughout the accommodation comprises: entrance hall, lounge modern kitchen diner, three good size first floor bedrooms and a modern shower room, with low maintenance gardens to the front and rear. Further photos available on completion of the works but register your interest today and we will contact you when we are in a position to carry out viewings.





Hallway

A uPVC front entrance door opens into the hallway with stairs rising to the first floor landing and access through into the lounge.

Lounge 16'2" x 11'11" (4.95 x 3.65)

Good size living room leading on the kitchen with a fireplace housing a gas fire, front facing uPVC window and laminate flooring.

Kitchen 15'5" x 8'0" (4.70 x 2.45)

Contemporary fitted kitchen with cream base and wall units incorporating a built-in oven with gas hob, stainless steel sink and drainer unit, plumbing for a washing machine and space for an under counter fridge. With tiled flooring, radiator, large under-stairs cupboard and with two uPVC windows and door to the rear garden.

Landing

Stairs rise onto the landing with a built-in cupboard.

Bedroom One 13'9" x 12'5" (4.20 x 3.80)

Double bedroom with a uPVC window to the front, radiator and fitted bedroom furniture.

Bedroom Two 10'9" x 10'0" (3.30 x 3.05)

Rear facing double bedroom with a uPVC window, radiator and fitted bedroom furniture.

Bedroom Three 10'4" x 10'2" (3.15 x 3.10)

With a window to the front aspect, radiator and gas combi-boiler.

Shower Room 7'8" x 4'11" (2.35 x 1.50)

Modern fitted shower room comprising of a large walk-in shower, combined vanity and WC unit with mirrored overhead storage cupboards, tiled flooring and walls, towel radiator and a uPVC window.

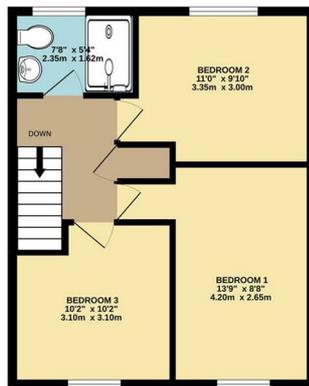
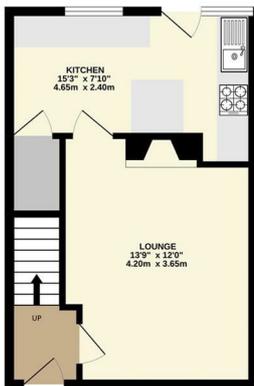
Garden

The front garden is gravelled with a brick paved pathway to the front door and decorative iron

fencing to the perimeter. A shared central pathway leads through to an enclosed hard standing garden at the rear, with fenced boundaries and a useful brick-built shed for storage.

GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.

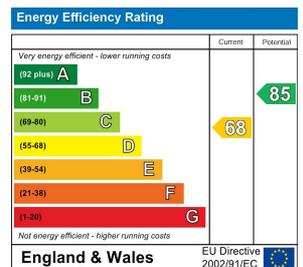


TOTAL FLOOR AREA - 789 sq.ft. (73.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, addresses and appellations shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac C2022



Energy Efficiency Graph

Tenure:



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.

