



1, Lakers Place Moorside Avenue, Ribbleson, Preston, PR2 6HZ

£800 Per Month

- Brand New Build Home
- Spacious Rear Garden and Very Large Private Car Parking
- Fantastic Location off Moorside Avenue
- Two Double Bedrooms
- Air Source Heat Pump, Solar Panels & Underfloor Heating
- Downstairs W/C

Lakers Place Moorside Avenue, Preston PR2 6HZ

Jones Cameron are proud to bring to the market this brand new build home to the market for rent!

Situated in a fantastic position just off Moorside Avenue, Preston, this beautifully finished property occupies a peaceful location at the end of a side road, while benefiting from excellent access to local amenities and transport links.

The property opens into a welcoming entrance hallway with a convenient downstairs WC, leading through to a modern fitted kitchen and an impressive large lounge. The lounge features patio doors opening directly onto a good-sized private rear garden, creating a wonderful connection between the indoor and outdoor living spaces.

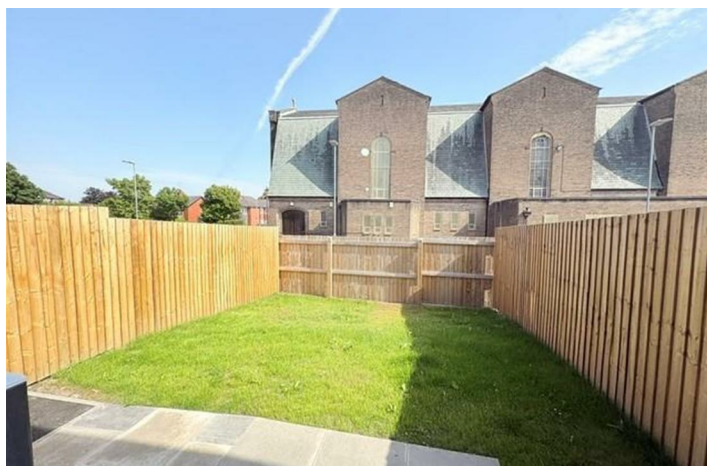
To the first floor are two well-proportioned double bedrooms and a contemporary family bathroom, providing comfortable and practical accommodation.

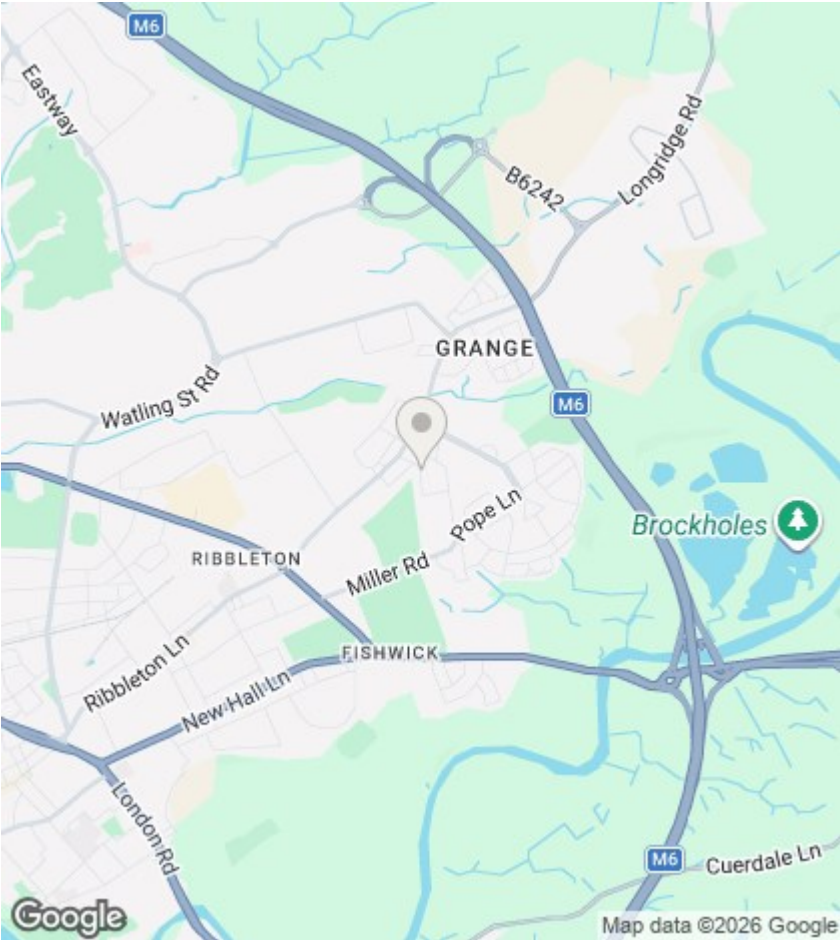
A particular highlight is the property's impressive energy efficiency and low running costs. The home benefits from solar panels, underfloor heating and an air source heat pump.

Externally, the property enjoys a good-sized private garden and access to a very large private residents' car park, providing ample parking.



Council Tax Band: New Build





Directions

Viewings

Viewings by arrangement only. Call 01772 888 887 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	