



DUCHY *of* LANCASTER

**davis &
bowring**

estate agents



4 HEAD NOOK COTTAGES

£1200pcm

Bilsborrow, Preston, PR3 0RU

Located on the edge of Bilsborrow, a cosy three bedroom semi-detached modern home with lovely open countryside views. On the Duchy of Lancaster's Myerscough Estate and being very convenient for Preston and M6 J32.

Good sized lawned garden to the rear. Spacious driveway and small front garden. Small privy outbuilding.

Available unfurnished on an Assured Periodic Tenancy Agreement.

Mains water and electric. Oil fired central heating. Drainage to a septic tank. Fully double glazed. Broadband connected. Council tax band C. EPC rated E.

- Sitting room (4.3m x 4m) with multi fuel stove and useful under stairs cupboard
- Recently fitted dining kitchen (5m x 3m) with modern wall and base units, single oven, hob and space for dishwasher
- Utility room with recesses for washing machine and tumble dryer
- Ground floor bathroom (2.4m x 1.9m) comprising bath with over shower, WC and wash basin
- Bedroom 1 (4.1m x 2.7m) with views over open fields
- Bedroom 2 (3.4m x 3.2m) with boiler storage cupboard and countryside views
- Bedroom 3 (3.1m x 2.2m) with countryside views
- First floor shower room

Lane House, Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

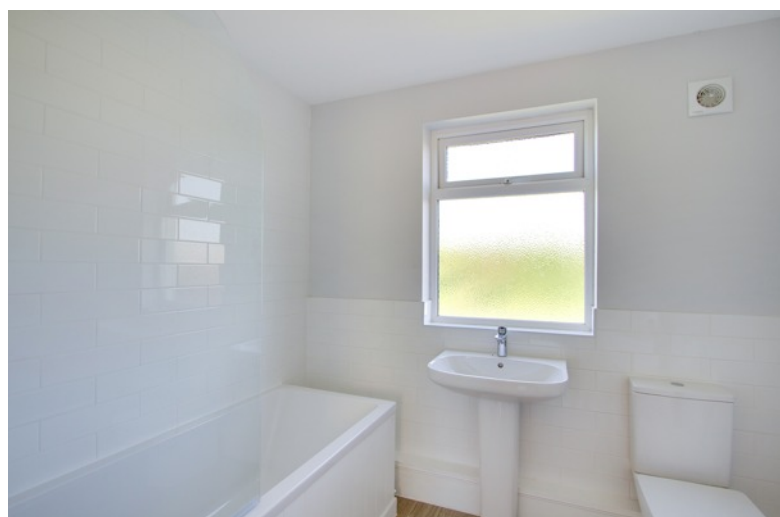
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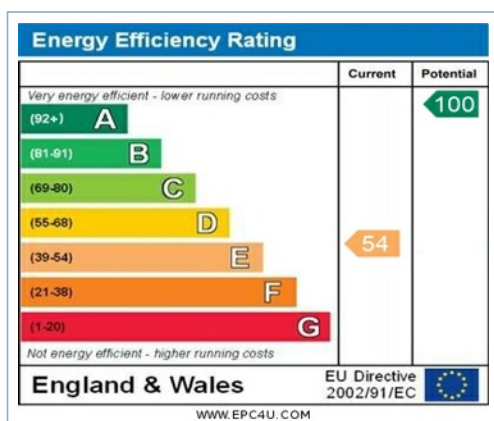
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DIRECTIONS

What3words reference [///grew.financial.increment](#)



TENURE AND RENTAL

The property is offered on an Assured Periodic Tenancy. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent.

RESTRICTIONS AND APPLICATION

No smokers or sharers. Please call in or telephone us for an application form.

A holding deposit equal to one week's rent is payable on commencement of referencing. With a successful application, this amount will be offset against the deposit.

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.