PETER E GILKES & COMPANY
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TO LET

DRAFT COPY
(awaiting landlord's approval)

3 PRINCESS STREET
LEYLAND
PR25 3HN



Rent: £850 p.c.m

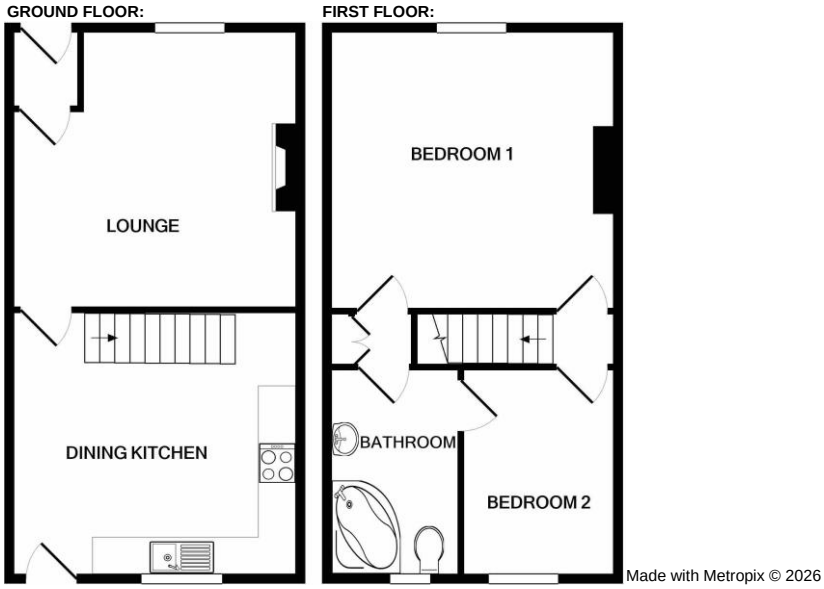
- Spacious & stylishly presented terraced house
- Two bedrooms
- Large breakfast kitchen
- Convenient location close to the town centre
- Gas central heating & double-glazed
- Pleasant rear yard

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide only and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.

Description: This tastefully presented terraced house is conveniently located close to the town centre, bus stops, train station, local schools and junction 28 of the M6.

Location: From Junction 28 on the M6 proceed along the B5256 towards Leyland for approximately ½ mile and Princess Street can be found on the right (before the mini roundabout). Proceed along Princess Street and the property is situated on the left.

Floor Plan: The floor plan is merely for illustration purposes and not to scale:



Accommodation: *(all sizes are approx)*

Ground Floor

Vestibule

Lounge 4.4m x 4.2m (14'4 x 13'11)
Central heating radiator. Laminate flooring.

Dining Kitchen 4.4m x 2.9m (14'4 x 9'6)
Range of maple fronted base and wall cupboards. 'Granite' effect laminate worktops with inset sink unit and gas hob. Built-in oven and extractor fan. Plumbed for washing machine. Central heating radiator. Store under stairs.

First Floor

Bedroom 1 4.4m x4.2m (14'5 x 13'11)
Central heating radiator.

Bedroom 2 2.9m x 2.4m (9'6 x 7'9)
Central heating radiator.

Bathroom
White three-piece suite comprising of WC, wash basin and corner bath with electric shower over.

Outside: At the rear of the property is a low maintenance garden.

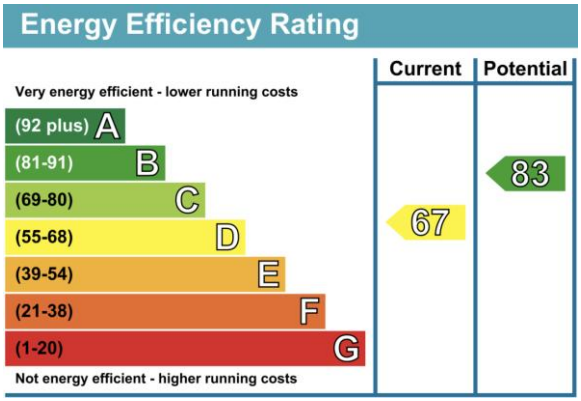
Outgoings: The tenant(s) will be responsible for the payment of all outgoings e.g. electricity, gas, water, telephone, broadband, council tax etc. The house has been placed in Band A which currently equates to a Council Tax of approximately £1620 per annum.

Insurance: The tenant(s) will be responsible for insuring their own furniture and contents.

Bond: A bond of £850 will be required and in accordance with legal requirements this will be paid into a Tenancy Deposit Protection Scheme.

References: A specialist reference company will be instructed to check suitability of a prospective tenant(s).

Energy Rating:



To View: Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.



Lounge



Breakfast Kitchen



Bedroom 1



Bedroom 2



Bathroom



Rear Garden