

**3 Bedroom Flat for Rent - £480 per month**  
Warner Street, Ribbleton, Preston, Lancashire, PR1 5QL



**KEY FEATURES:**

- THREE BEDROOM FIRST FLOOR APARTMENT
- DECEPTIVELY LARGE LIVING ACCOMMODATION
- WELCOMING HALLWAY & SPACIOUS LOUNGE
- MODERN FITTED OPEN PLAN DINING KITCHEN
- THREE GOOD SIZE DOUBLE BEDROOMS
- TWO PIECE BATHROOM SUITE & CLOAKROOM
- PRIVATE BALCONY OVERLOOKING THE CLUB
- RESIDENTIAL PARKING IS AVAILABLE

## Description

\*\*\* SPACIOUS THREE BEDROOM FIRST FLOOR APARTMENT SITUATED ABOVE ACRE GATE LANE LABOUR CLUB IN PRESTON \*\*\* Leftmove Estate Agents are delighted to offer To Let this deceptively spacious three bedroom first floor apartment situated above Acre Gate Labour Club in Preston. Positioned within easy access of all local amenities, travel links and Preston City Centre, this ideally positioned property boasts deceptively spacious and modern living accommodation which on internal inspection briefly comprises of a spacious lounge, modern fitted open plan dining kitchen, three good size double bedrooms and a modern fitted bathroom with a separate WC. Externally the property offers a private balcony overlooking the club. Early viewing is strongly advised to avoid disappointment.

## First Floor

**Lounge** - 16' 6" x 12' 2" (5.04m x 3.71m) UPVC double glazed window. Carpeted throughout. Pendant light fitting. Radiator. TV aerial point. Telephone point.

**Dining Kitchen** - 13' 0" x 11' 7" (3.97m x 3.54m) UPVC double glazed window. Features a range of eye and base level units with contrasting work surfaces and tiled elevations. One and a half bowl stainless steel sink and drainer unit with a chrome mixer tap. Integrated electric oven with four ring electric hob and overhead extractor canopy. Space for a freestanding fridge freezer. Plumbed for a washing machine/dishwasher. Wood laminate flooring throughout. Pendant light fitting. Radiator.

**Bedroom One** - 13' 1" x 12' 4" (4.01m x 3.78m) UPVC double glazed window. Carpeted throughout. Pendant light fitting. Radiator.

**Bedroom Two** - 14' 0" x 9' 6" (4.29m x 2.9m) UPVC double glazed window. Carpeted throughout. Pendant light fitting. Radiator.

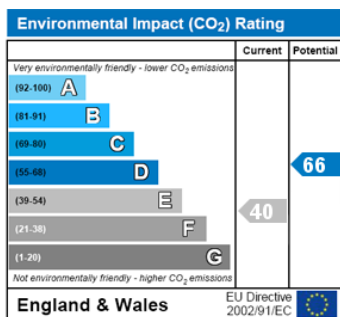
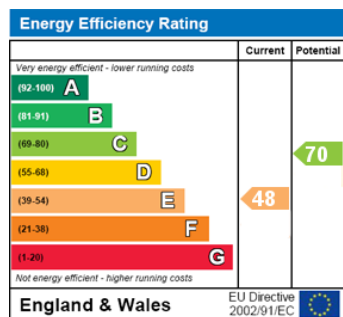
**Bedroom Three** - 12' 4" x 8' 2" (3.77m x 2.5m) UPVC double glazed window. Carpeted throughout. Pendant light fitting. Radiator.

**Bathroom** - UPVC double glazed window. Features a two piece suite comprising of a pedestal hand wash basin and a paneled bath with overhead shower unit. Tiled elevations. Vinyl floor covering throughout.

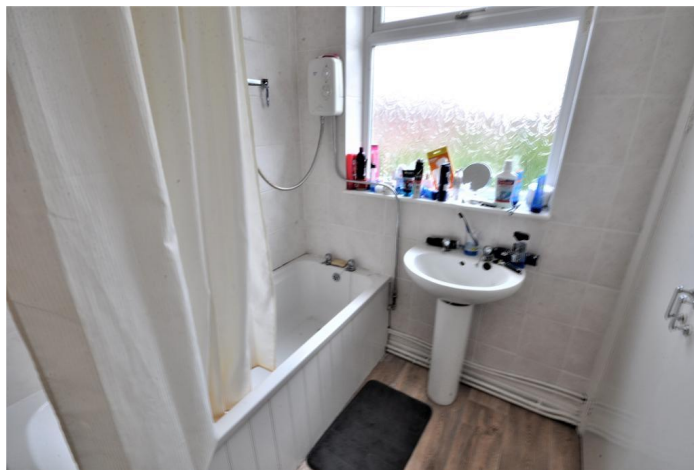
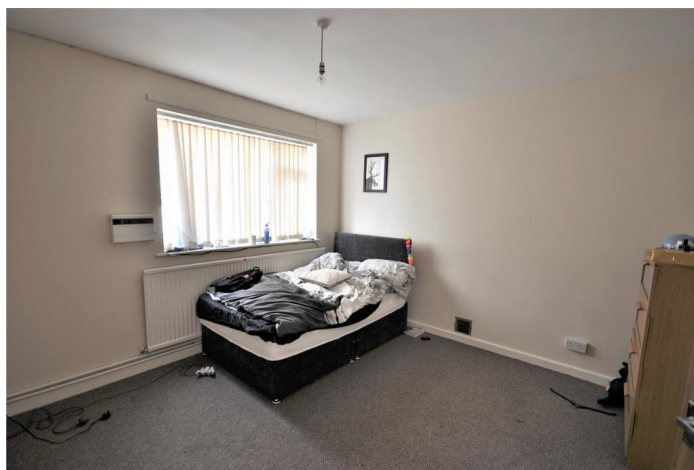
**Separate WC** - 7' 5" x 2' 7" (2.28m x 0.8m) UPVC double glazed window. Features a low flush WC. Vinyl floor covering throughout. Ceiling light fitting.

## Exterior

**External** - Externally the property offers a private balcony overlooking the club grounds with residential parking available.



*Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no*



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warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.

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