

## 3 Bedroom Detached for Rent - £995 per month

Teal Close, Wesham, Preston, Lancashire, PR4 3JT



### KEY FEATURES:

- THREE BEDROOM DETACHED FAMILY RESIDENCE • SOUGHT AFTER RESIDENTIAL DEVELOPMENT • WELCOMING HALLWAY & SPACIOUS LOUNGE • MODERN FITTED OPEN PLAN DINING KITCHEN • MASTER BEDROOM WITH EN-SUITE SHOWER ROOM • TWO FURTHER GOOD SIZE DOUBLE BEDROOMS • MODERN FITTED THREE PIECE BATHROOM SUITE • WELL MAINTAINED FRONT & REAR GARDENS

## Description

\*\*\* BEAUTIFULLY PRESENTED & DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED FAMILY HOME SITUATED IN A QUIET RESIDENTIAL LOCATION ON THE MUCH SOUGHT AFTER 'PASTURES' RESIDENTIAL DEVELOPMENT IN WESHAM \*\*\* Leftmove Estate Agents are delighted to bring to the market this beautifully presented & deceptively spacious three bedroom detached family home situated on the much sought after 'Pastures' residential development in Wesham. Positioned in a quiet residential location of Wesham. Positioned Within easy access of all local amenities, travel links, highly regarded schools and the historic market town of Kirkham, this ideally positioned property boasts spacious and modern living accommodation which on internal inspection briefly comprises of a welcoming entrance hallway, spacious lounge, modern fitted open plan dining kitchen with fitted appliances and French doors leading out onto the rear garden, downstairs WC, master bedroom with en-suite shower room, two further good size double bedrooms and a modern fitted three piece family bathroom. Externally the property boasts well maintained laid to lawn front and rear gardens perfect for outdoor family entertainment with driveway parking leading to a single detached garage. Gas central heating and double glazing throughout. Viewing comes highly recommended to fully appreciate.

## Ground Floor

**Entrance Hallway - 13' 9" x 6' 11" (4.21m x 2.12m)** Entrance via composite door with feature glazing. UPVC double glazed window to the side elevation. Carpeted throughout. Pendant light fitting. Double panel radiator. Stairs leading to the first floor accommodation.

**Lounge - 12' 10" x 12' 1" (3.92m x 3.7m)** UPVC double glazed window to the front elevation. Electric flame effect fire with a feature surround and hearth. Carpeted throughout. Pendant light fitting. Double panel radiator. TV aerial point. Telephone point.

**Open Plan Dining Kitchen - 18' 1" x 16' 0" (5.52m x 4.9m)** Two UPVC double glazed windows to the side and rear elevations. UPVC double glazed French doors leading out onto the rear garden. Features a range of eye and base level units with contrasting work surfaces and matching upstands. One and a half bowl stainless steel sink and drainer unit with a chrome mixer tap. Integrated electric oven with four burner gas hob and overhead extractor canopy. Integrated fridge freezer and microwave. Plumbed for a washing machine. Space for a second integrated appliance. Tile effect vinyl floor covering throughout. Inset halogen spotlights and two additional pendant light fittings. Two double panel radiators.

**Downstairs WC - 5' 1" x 3' 1" (1.55m x 0.94m)** Features a two piece suite in white comprising of a dual flush WC and a pedestal hand wash basin. Vinyl floor covering throughout. Pendant light fitting. Double panel radiator.

## First Floor

**First Floor Landing - 11' 5" x 6' 9" (3.49m x 2.09m)** UPVC double glazed window to the side elevation. Carpeted throughout. Pendant light fitting. Built in storage cupboard. Access to the loft.

**Master Bedroom - 12' 11" x 10' 9" (3.94m x 3.28m)** UPVC double glazed window to the front elevation. Features fitted robe storage. Carpeted throughout. Pendant light fitting. Double panel radiator.

**En-Suite Shower Room - 6' 3" x 6' 3" (1.93m x 1.93m)** UPVC double glazed window to the front elevation. Features a three piece suite comprising of a dual flush WC, wall mounted hand wash basin and a step in shower cubicle. Part tiled elevations. Vinyl floor covering throughout. Inset halogen spotlights. Chrome heated towel ladder.

**Bedroom Two - 9' 6" x 8' 2" (2.9m x 2.5m)** UPVC double glazed window to the rear elevation. Carpeted throughout. Pendant light fitting. Double panel radiator.

**Bedroom Three - 9' 7" x 9' 7" (2.94m x 2.94m)** UPVC double glazed window to the rear elevation. Carpeted throughout. Pendant light fitting. Double panel radiator.



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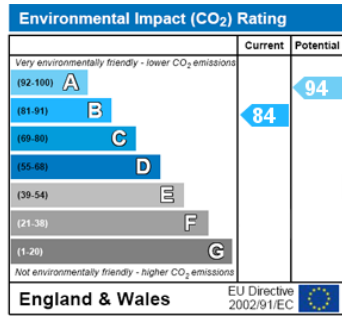
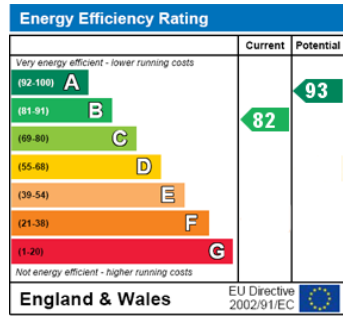
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**Family Bathroom - 6' 10" x 6' 3" (2.11m x 1.93m)** UPVC double glazed window to the side elevation. Features a three piece suite in white comprising of a dual flush WC, wall mounted hand wash basin and a panelled bath with overhead shower unit and glass screen. Part tiled elevations. Vinyl floor covering throughout. Inset halogen spotlights. Chrom hetaed towel ladder.



*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 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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