

3 Bedroom Terraced for Rent - **£585 per month**

Derby Road, Wesham, Preston, PR4 3AJ



KEY FEATURES:

- GARDEN FRONTED MID-TERRACE • 3 BEDROOMS • LIVING ROOM AND DINING KITCHEN • LOW MAINTENANCE REAR GARDEN • SINGLE GARAGE • CLOSE TO GOOD TRANSPORT LINKS • CONVENIENT LOCATION • RENT £585 PCM

Description

*** LOVELY WELL PRESENTED 3 BEDROOM TERRACE IN A COVENIENT LOCATION *** Leftmove Estate Agents are delighted to offer To Let this superb three bedroom mid terrace house ideally situated in Wesham. Located within easy access of all local amenities, travel links and highly regarded schools this property offers modern living accommodation which briefly comprises of entrance hallway, living room, modern 'Shaker' style dining kitchen, three good size bedrooms and a family bathroom suite. Gas central heating and double glazing throughout. Viewing comes highly recommended.

Ground Floor

Entrance Hall - uPVC part opaque glazed front door leads to well presented hallway with dado rail and GCH radiator. Stairs to first floor. Door leading to:

Lounge - 12' 11" x 11' 6" (3.96m x 3.53m) Well appointed reception room with light oak effect flooring and corniced ceiling. GCH radiator and stone effect fireplace surround with marble composite heart and living flame effect gas fire. Fitted storage within alcove along with fitted alcove lighting and centre ceiling pendant. Large uPVC double glazed window to the front elevation. Pinewood and glass panelled doors leading to:

Dining Kitchen - 14' 11" x 9' 4" (4.57m x 2.87m) Modern open plan dining kitchen of rear full width Tiled floor, GCH radiator and corniced ceiling. The kitchen is equipped with beech effect 'Shaker' style units to top and bottom and contrasting granite effect laminate work surfaces and splash back wall tiling. Single stainless steel sink and mixer taps. Integrated white electric oven, matching hob unit and overhead hood. Space for fridge/freezer and plumber for washing machine.

Under stair storage cupboard.

Dining area has GCH radiator, corniced ceiling and double glazed sliding patio doors that lead out to the rear south facing patio garden.

First Floor

Landing - Decorative banister and wall dado rail

Bedroom One - 12' 11" x 8' 7" (3.96m x 2.64m) Well appointed double front bedroom with light beech effect flooring, GCH radiator, corniced ceiling and original fireplace to chimney breast. uPVC double glazed window to front elevation.

Bedroom Two - 9' 8" x 8' 9" (2.95m x 2.67m) Well presented second bedroom with corniced ceiling, GCH radiator and maple effect fitted wardrobes and dresser unit. Loft access with pull down ladder. uPVC double glazed window to rear elevation.

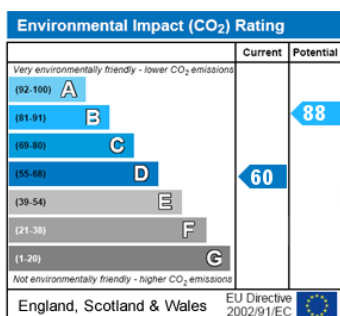
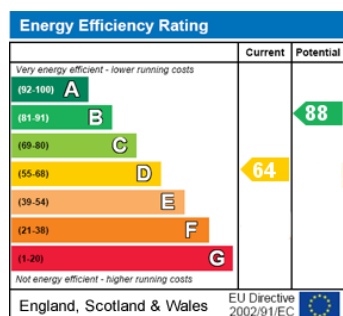
Bedroom Three - 6' 7" x 6' 0" (2.01m x 1.83m) Single bedroom or study as required with beech effect cupboard housing Baxi Combi Boiler unit. uPVC double glazed window to front elevation.

Bathroom - 5' 10" x 5' 8" (1.8m x 1.75m) Modern 3 piece white suite with chrome fittings, comprising of WC, pedestal wash hand basin and bath with over Triton TX7000s electric shower and full wall height ceramic tiling. Tongue and grooved ceiling with inset lighting and GCH radiator. Opaque uPVC double glazed window to rear elevation.

Exterior

Garden - Enclosed wall fronted flagged and stone chipped space, wrought iron gate and flagged footpath.

To the rear, south facing flagged and bark chipped split level garden. Timber framed shed and external tap. Detached sectional concrete single garage with up and over door and access to rear service lane.



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