

2 Bedroom Flat for Rent - **£425 per month**
Windmill View, Wesham, Preston, Lancashire, PR4 3AW



KEY FEATURES:

- SPACIOUS TWO BEDROOM FIRST FLOOR FLAT • QUIET YET POPULAR RESIDENTIAL LOCATION •
- LOCATED CLOSE TO ALL LOCAL AMENITIES • PRIVATE GROUND FLOOR ENTRANCE HALLWAY • SPACIOUS LOUNGE & GOOD SIZE KITCHEN • TWO GOOD SIZE BEDROOMS • THREE PIECE FAMILY BATHROOM SUITE
- RESIDENTIAL PARKING IS AVAILABLE

Description

*** SPACIOUS TWO BEDROOM FIRST FLOOR FLAT SITUATED IN A QUIET RESIDENTIAL LOCATION OF WESHAM *** Leftmove Estate Agents are delighted to bring to the market this spacious two bedroom first floor flat situated in a quiet yet popular residential location of Wesham. Positioned within easy access of all local amenities, travel links and highly regarded schools, this ideally positioned property boasts spacious living accommodation which on internal inspection briefly comprises of an entrance hallway, spacious lounge, kitchen, two good size bedrooms and a three piece bathroom suite. Residential parking is available to the front of the property. Early viewing comes highly recommended to avoid disappointment.

Ground Floor

Entrance Hallway - 6' 10" x 3' 10" (2.11m x 1.18m) Entrance via hardwood door with glazed panel. Carpeted throughout. Pendant light fitting. Storage heater. Stairs leading to the first floor accommodation.

First Floor

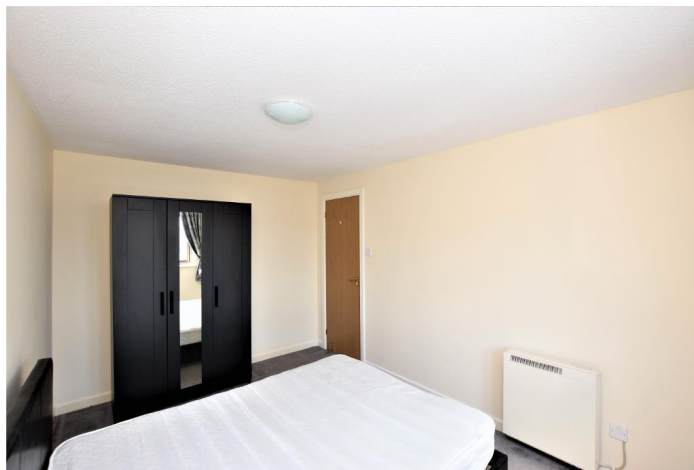
Lounge - 19' 9" x 15' 3" (6.04m x 4.68m) Double glazed window to the front elevation. Carpeted throughout. Three ceiling light fittings. Storage heater. TV aerial point. Telephone point.

Kitchen - 9' 0" x 6' 0" (2.76m x 1.83m) Double glazed window to the side elevation. Features a range of eye and base level units with contrasting worksurfaces and tiled elevations. Stainless steel sink and drainer unit with a chrome mixer tap. Space for a freestanding cooker and fridge freezer. Plumbed for a washing machine. Laminate flooring throughout. Ceiling spotlight fitting.

Bedroom One - 13' 6" x 9' 1" (4.14m x 2.77m) Double glazed window to the rear elevation. Carpeted throughout. Ceiling light fitting. Storage heater.

Bedroom Two - 10' 0" x 9' 1" (3.05m x 2.78m) Double glazed window to the rear elevation. Carpeted throughout. Ceiling light fitting. Electric heater.

Bathroom - 6' 7" x 5' 8" (2.02m x 1.75m) Features a three piece suite in white comprising of a low flush WC, pedestal hand wash basin and a panelled bath with overhead shower unit. Part tiled elevations and flooring throughout. Ceiling light fitting.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		72	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		56	61
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

