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Rydal Avenue  
Preston PR4 1DJ

**Monthly Rental Of  
£625**

Spacious 2 bed bungalow with  
additional loft rom

Updated Kitchen/Diner

Secluded Rear Garden

Separate garage.

Quiet Location in Freckleton



Extended Semi Detached unfurnished 2 Bed Bungalow with loft room Located in popular residential area & not overlooked to rear Hall, Lounge, modern extended Breakfast Kitchen with range cooker Extended Master Bedroom, 2nd Bedroom, modern Bathroom Combi Gas Central Heating System, Double Glazing Detached Garage, mature Gardens to front & rear, Parking No DSS, No Smoking, Pets at owners discretion and subject to Pet Agreement application Fee of £120.00 (inc VAT) per Adult applicant BOND REQUIRED £725.00

**For an appointment to view call 01772 633399 or email  
info@tem-po.co.uk**



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## ACCOMMODATION

### **Kitchen/Breakfast Room** 16' 4" x 9' 6" (4.97m x 2.89m)

A comprehensive range of eye and base level units in cream incorporating wall storage cupboards with lighting below, base cupboards, drawers, pan storage drawers, glass fronted cupboards with drawers below, integral fridge and freezer, plumbed for washing machine, dual range cooker with double oven, grill and warming drawer, complementary chimney style extractor over with light, tiled splash backs over laminate work surfaces, single drainer moulded sink unit with mixer tap, one double panel radiator, spotlights, TV point, double glazed window to rear elevation and part glazed aluminium door leading to rear garden.

### **Living Room** 13' 11" x 11' 9" (4.24m x 3.58m)

Upvc double glazed window to front elevation, one double panel radiator, tiled fireplace with open hearth, inset halogen spotlights to ceiling, TV aerial point.

### **Master bedroom** 16' 11" x 11' 10" (5.15m x 3.60m)

Double glazed window to rear elevation, one double panel radiator, inset halogen spotlights to ceiling, door to storage cupboard housing boiler, door to under stairs storage cupboard.

### **Bedroom 2** 9' 7" x 8' 8" (2.92m x 2.64m)

Upvc double glazed window to front elevation, one double panel radiator.

### **Family Bathroom** 7' 5" x 5' 5" (2.26m x 1.65m)

Upvc double glazed obscure window to side elevation, a modern 3 piece suite in white comprising of panel bath with mixer shower over, pedestal hand wash basin and close coupled w.c. Timber clad ceiling, inset halogen spotlights, fully tiled walls and ceramic floor, chrome accessories, one single panel radiator.

### **Loft Room** 12' 3" x 10' 3" (3.73m x 3.12m)

Stairs from main hallway lead to sliding door into loft room, timber Velux double glazed window, storage cupboards and shelves, spotlight.

## **Rear Garden**

Gate to side provides access into mature private rear garden with flagged area, lawn and a selection trees and shrubs, greenhouse/store to rear of garage, external light and water supply.

## **Garage**

Detached single garage with up and over door, power and light supply.

## **Council Tax Band = C**

## **Tenure**

We have been advised by the vendor that this property is, Freehold this information should always be checked by a solicitor prior to purchase.

## **Notice**

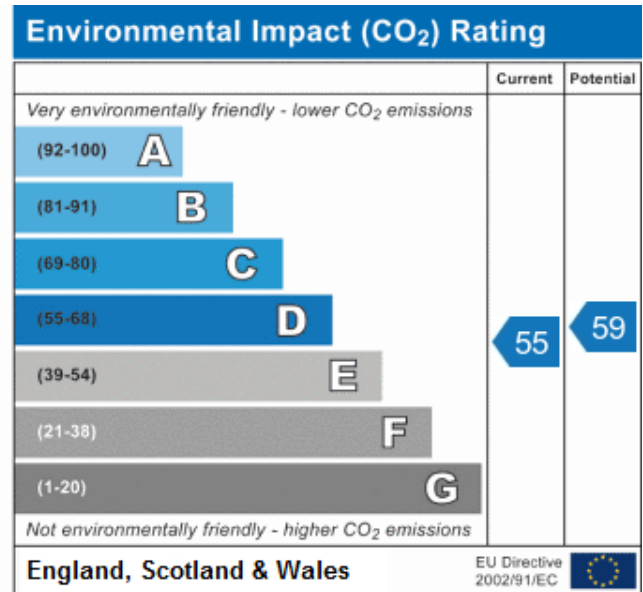
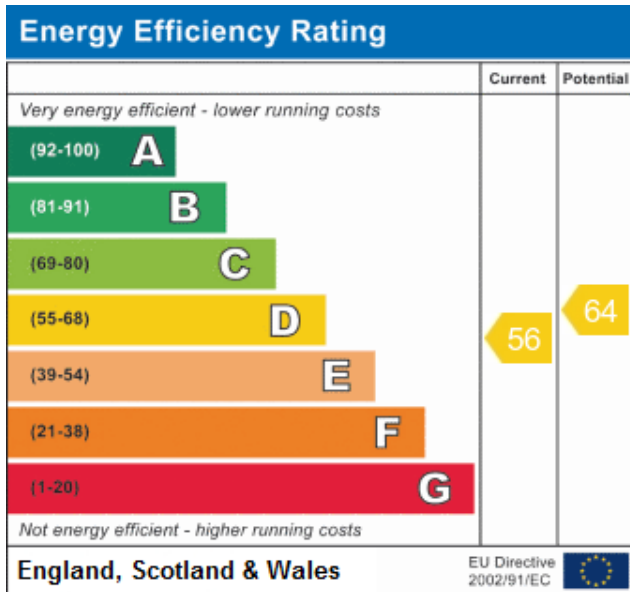
Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.







## EPC Chart



## Terms & Conditions

It is a legal requirement that all residential properties and many commercial properties have an Energy Performance Certificate (EPC) before they can be presented for sale or to let.

Misrepresentation Act 1967:- tem-po.co.uk looks to ensure that all our sales particulars are accurate and reliable, we believe the above details to be correct but their accuracy cannot be guaranteed and they do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each statement in these particulars before entering into any formal contract to purchase or to rent this property.

## Arrange A Viewing

If you are interested in viewing a property through tem-po.co.uk please call our team on 01772 633399 or email [info@tem-po.co.uk](mailto:info@tem-po.co.uk).

## Financial Advice/Conveyancing

Tem-po.co.uk have links to a range of financial products and services including independent mortgage advice and conveyancing.

Please call our team on 01772 633399 or email [info@tem-po.co.uk](mailto:info@tem-po.co.uk).

Thank you for visiting the tem-po.co.uk website.

## Arrange A Property Valuation

If you are thinking of selling or letting your property tem-po.co.uk will be more than happy to provide you with a free valuation without obligation, to arrange a valuation please call our team on 01772 633399 or email [info@tem-po.co.uk](mailto:info@tem-po.co.uk).