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Station Road  
Preston PR4 2HA

**Monthly Rental Of  
£750**

Well Presented Three Bed End-Terraced House

Situated in Popular Residential Area

Front and Side Gardens with Single Integral Garage

Ample Off Road Parking Available

Gas Central Heating and uPVC Double Glazing Throughout



Beautiful 3 bedroom end of terrace character property situated in popular residential area of Kirkham. Property comprises of hallway, Lounge, open plan Kitchen/Diner, 3 large bedrooms, family bathroom and downstairs WC. EPC = D No Pets, No Smoking, No DSS

**For an appointment to view call 01772 633399 or email  
[info@tem-po.co.uk](mailto:info@tem-po.co.uk)**



tem-po.co.uk (NW) Limited, 12-14 Preston Old Road , Preston, PR4 1PD  
Phone: 01772 633399, Email: [all@tem-po.co.uk](mailto:all@tem-po.co.uk)  
[www.tem-po.co.uk](http://www.tem-po.co.uk)



#### **Bathroom** 5' 6" x 4' 11" (1.68m x 1.50m)

L shaped room with sealed unit double glazed window to the side elevation. Four piece suite comprising wash hand basin, low flush toilet, panel bath and step in fully tiled double shower with sliding screen door. Tiled splash back and floor, six recess lights and double panelled radiator.

#### **Garage** 18' 11" x 8' 10" (5.76m x 2.69m)

Single integral garage with up and over door and skylights. Utility area with stainless steel sink and storage cupboard. Plumbed for washing machine and tumble dryer. Water supply.

**Council Tax Band** = B

#### **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.

## **ACCOMMODATION**

#### **Kitchen** 17' 2" x 13' 5" (5.23m x 4.09m)

Sealed unit double glazed window and double French doors to side garden, two Velux skylights, eight recess lights, two wall lights, two double radiators and nine double power points. A comprehensive range of Walnut effect eye and base level units with complementary laminate work surfaces. Tiled splash back with concealed lighting, plumbing for dish washer. Newworld electric oven with four ring gas hobs and integrated extractor fan with light above. Stainless steel one and a half sink with mixer taps, uPVC glazed panel door attached to garage and utility area

#### **Living Room** 14' 5" x 12' 8" (4.39m x 3.86m)

Sealed unit double glazed bay window to front elevation, double panelled radiator, corniced ceiling. Adam style fire surround in white with marble hearth and insert housing living flame electric fire. Two wall lights, five double power points, two telephone points and television aerial point

#### **Dining Room** 13' 8" x 12' 11" (4.16m x 3.93m)

Sealed unit double glazed bay window to the side elevation, double panelled radiator, brick fireplace and stone hearth with gas fire. Corniced ceiling, two wall lights, four double power points, two telephone points and television aerial point.

#### **Bedroom 1** 17' 1" x 11' 8" (5.20m x 3.55m)

Two sealed unit double glazed windows to front elevation, double panelled radiator, corniced ceiling, six double power points, two television aerial points and telephone point.

#### **Bedroom 2** 13' 3" x 8' 5" (4.04m x 2.56m)

Sealed unit double glazed windows to the rear and side elevation, corniced ceiling, double panelled radiator, four double power points, two telephone points and two television aerial points.

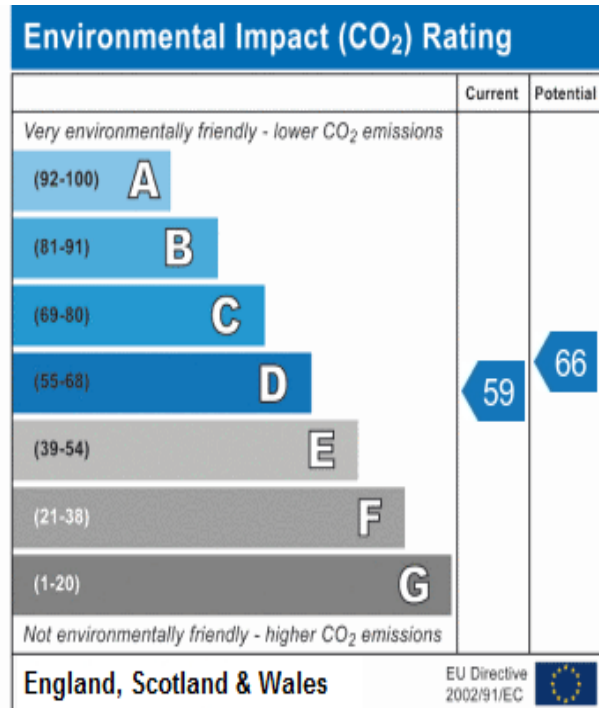
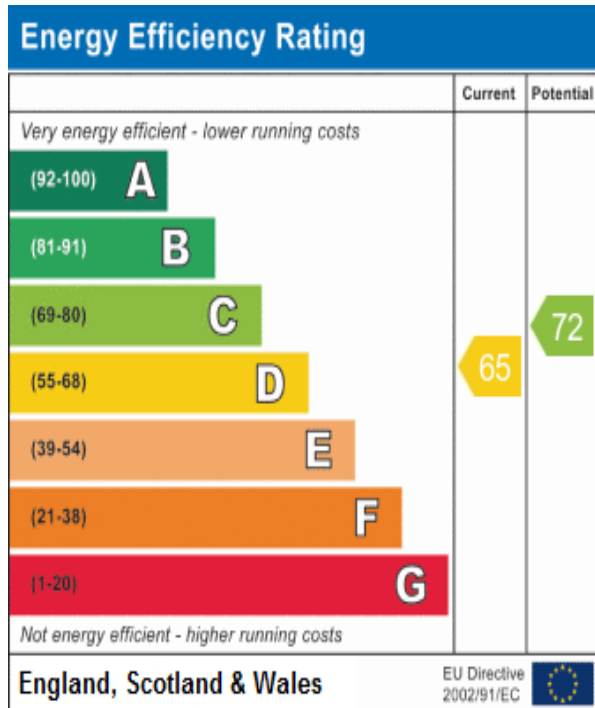
#### **Bedroom 3** 11' 0" x 9' 5" (3.35m x 2.87m)

Sealed unit double glazed window to the rear elevation, double panelled radiator, corniced ceiling, three double power points, television aerial point and telephone point.





### EPC Chart



Address:  
Dean Terrace

## **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**

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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).