



172 Lancaster Road, Cabus PR3 1JE

£1,200pcm







172, Lancaster Road, Cabus PR3 1JE

£1,200 Per Calander Month



3 Bedrooms



2 Bathrooms

-
- SEMI DETACHED
 - THREE BEDROOMS & 2 RECEPTION ROOMS
 - NEWLY FITTED KITCHEN
 - DRIVEWAY
 - GARAGE
 - PERFECT FAMILY HOME
 - EXCELLENT TRANSPORT LINKS



On the fringe of the town centre is this beautifully presented three bedroom semi-detached property. With easy access to the A6 and the cities of Preston and Lancaster this property would be perfect for the daily commuter.

Entrance Vestibule: With uPVC double glazed window to the side and glazed door into;

Sitting Room: With uPVC timber effect double glazed window to the front, feature fireplace complete with electric fire, central heating radiator, access to large under stairs storage cupboard.

Kitchen/ Dining Room: A brand new kitchen installed with a range of base and wall mounted units, large window overlooking the garden allowing light in, integrated electric oven and hob, this room is perfect for family living with space for a large dining table and double glazed French doors to the rear opening onto the garden, central heating radiator.

Utility Area: With worktop with stainless steel sink unit, plumbing for washing machine, space for fridge freezer, door leading to integral garage and further door leading to W/C with wash hand basin and door leading to rear porch

Rear Porch: With plumbing for washing machine and space for fridge freezer, timber glazed to two sides with glazed personnel access door





Master Bedroom: With timber effect uPVC double glazed window to the rear En-Suite: Comprising cubicle shower, low level W.C, wash hand basin, high level double glazed window to the front, tiled walls and central heating radiator and heated towel rail.

Family Bathroom: With suite in white comprising P shaped bath with electric shower over, low level W.C and pedestal wash hand basin, part tiled walls, high level timber effect uPVC double glazed window to the rear, central heating radiator and linoleum flooring.

Bedroom Two: With uPVC double glazed dormer window to the rear and range of fitted cupboards to one wall, central heating radiator.

Bedroom Three: With uPVC double glazed window to the front and central heating radiator.

Study: With uPVC double glazed window to the front and central heating radiator.

To the front of the property can be found a spacious parking area for approximately two vehicles leading to the garage

To the rear of the property can be found a sizeable lawned garden area with patio

EPC Rating Grade D

Council Tax Band C



General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

Please note: the tenant is responsible for all services connected to the property including all charges for water and electric, council tax and telephone for the full duration of the tenancy.

Parking allocated and number of spaces : 2

Local Authority: Wyre Council **Council Tax:** Band C

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Cathy Fish.

What3words Location :

References: All applicants will be required to provide satisfactory references prior to the occupation of any property. These consist of financial, employment and current landlord references (where applicable). Copies of 3 months' bank statements and 3 months' pay slips will be required. If currently residing in rented accommodation a signed copy of your current Tenancy Agreement will also be required along with a current credit report certificate. If the information provided is satisfactory, an online application will need to be completed for each applicant. Acceptance of references and offer of the Tenancy is at our discretion.

Tenants Costs: Armitstead Barnett will require the equivalent of 1 week's rent per household, as a holding deposit (For example: for a property that is £500 per calendar month, the holding deposit will be £115.38). We will hold this for 15 days during which time all the necessary paperwork should be completed. If the Landlord decides not to offer you a tenancy for any reasons then your deposit will be refunded within 7 days. However if during that period you delay the process in responding to any reasonable request made, if we are provided with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake, under the Immigration Act 2014, then your holding deposit will not be returned and will be retained by Armitstead Barnett. Should you be offered, and you subsequently accept a tenancy with our Landlord, then your holding deposit will be credited to the first month's rent due under that tenancy.

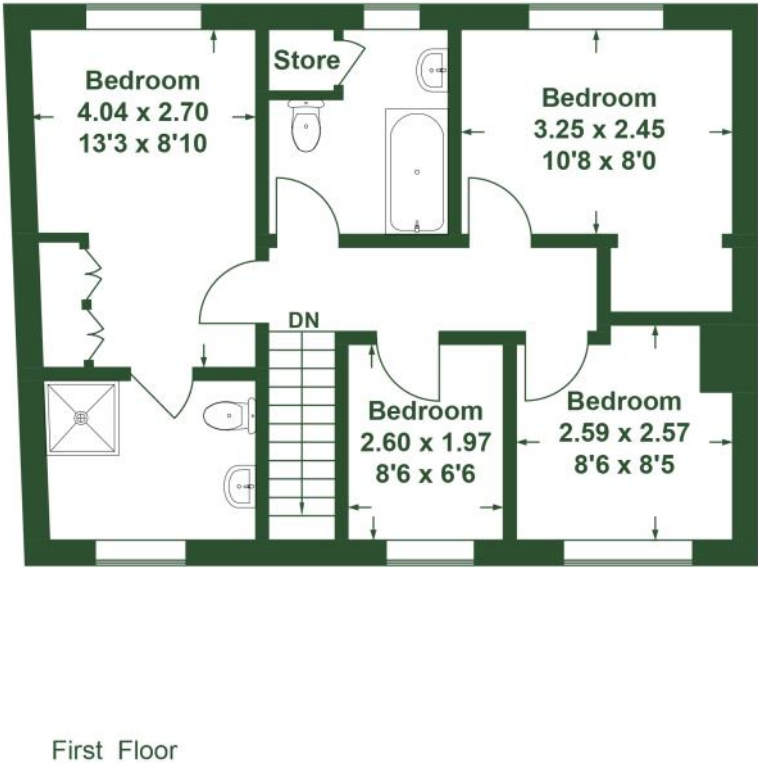
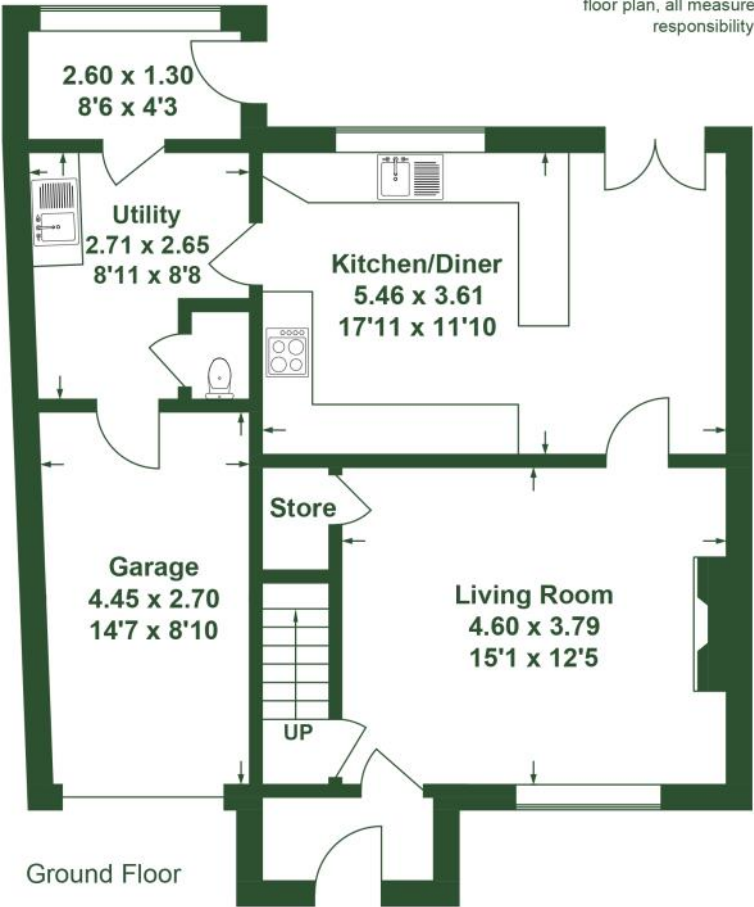
Rent and deposit: On completion of the application, a draft Assured Periodic Tenancy Agreement will be issued, and if the applicant is happy a full payment of 5 weeks rent is required as a returnable rental deposit. Once received the final Assured Periodic Tenancy Agreement will be issued, and when signed by all parties, the first months rent will be payable. The deposit will be held within Armitstead Barnett LLP Clients Account. The deposit will be registered with My Deposits. The holding deposit of 1 weeks rent can be used as a contribution to the first month's rent. The first month's rent will be required 5 working days prior to the start of the tenancy. Where a tenant requires a guarantor, the guarantor will be required to complete the same application process as a tenant. The guarantor will also be required to sign the deed of guarantee agreement prior to the commencement date.

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.



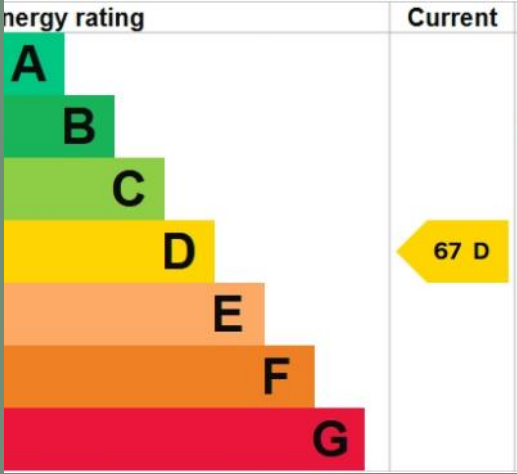
Approximate Gross Internal Area : 106.56 sq M / 1147 sq ft
Garage : 10.85 sq M / 117 sq ft
Total : 117.41 sq M / 1264 sq ft

For illustrative purpose only, not to scale,
Whilst every attempt was made to ensure the accuracy of the
floor plan, all measurements are approximate and no
responsibility is taken for any error.



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract





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North Lancashire
Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria
Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire
59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley
5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155



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