



Ratten Lane, Hutton, Preston, Lancashire, PR4 5TE

£2,000 PCM







Ratten Lane, Hutton, Preston, Lancashire, PR4 5TE

Rent - £2,000 PCM

Security Deposit - £2,307.69



4 Bedrooms



2 Bathrooms

-
- A superb detached four-bedroom family home
 - Two reception rooms and a modern fitted kitchen
 - Four double bedrooms with en suite to downstairs bedroom
 - Located on the outskirts of the lovely village of Hutton, close to the popular town of Penwortham and the village of Longton



Spacious detached family home with lovely countryside views to the front.

Upon entry you are greeted by a light and open hallway; this leads to the living room that benefits from a large bay window that allows ample natural light to fill the room and allows the countryside views to be easily be enjoyed from the comfort of your own home.

The kitchen is finished to a high stand with integrated oven, grill, hob and dishwasher, and a central island, there is plenty of space for dining with a further reception room off the kitchen that can be used for dining. The patio doors lead out to the rear from the kitchen, making this a great space to entertain. The utility is also off the kitchen with a sink basin and space for a washing machine. The kitchen also provided internal access to the double garage fit with an electrical vehicle charging point.

Downstairs also benefits from a spacious double bedroom fitted with wardrobes and storage along with an en-suite wet room. The WC completes the ground floor accommodation.





The stairs lead you to the first floor where you will find a further three double bedrooms; two fitted with wardrobes and storage. There is also a 4 piece family bathroom and small storage room.

Externally to the front is a driveway providing off road parking leading to the double garage along with a grassed front garden. To the rear is a good sized garden, mainly laid to lawn with patio areas. The gardens are maintained by a gardener included in the rent.

Hutton is conveniently located between Longton and Penwortham and just off the main road leading to Southport and major motorway networks. There are schools in the area, plenty of walking, and social amenities nearby.

Please note the images are from 2023.



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.

Parking allocated and number of spaces : Parking for ample cars on driveway.

Construction Type : Brick under slate

Building Safety : None Known

Restrictive Covenants : None Known

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : None Known

Footpaths / Bridleways : None Known

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : Downstairs bedroom and wet room en-suite.

Coal field / mining area : N/A

Communications :

Broadband: Standard available in the area

Mobile signal: Indoor and outdoor available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : N/A

Local Authority: South Ribble Council **Council Tax:** Band F

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

What3words Location : dull.shots.best

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.

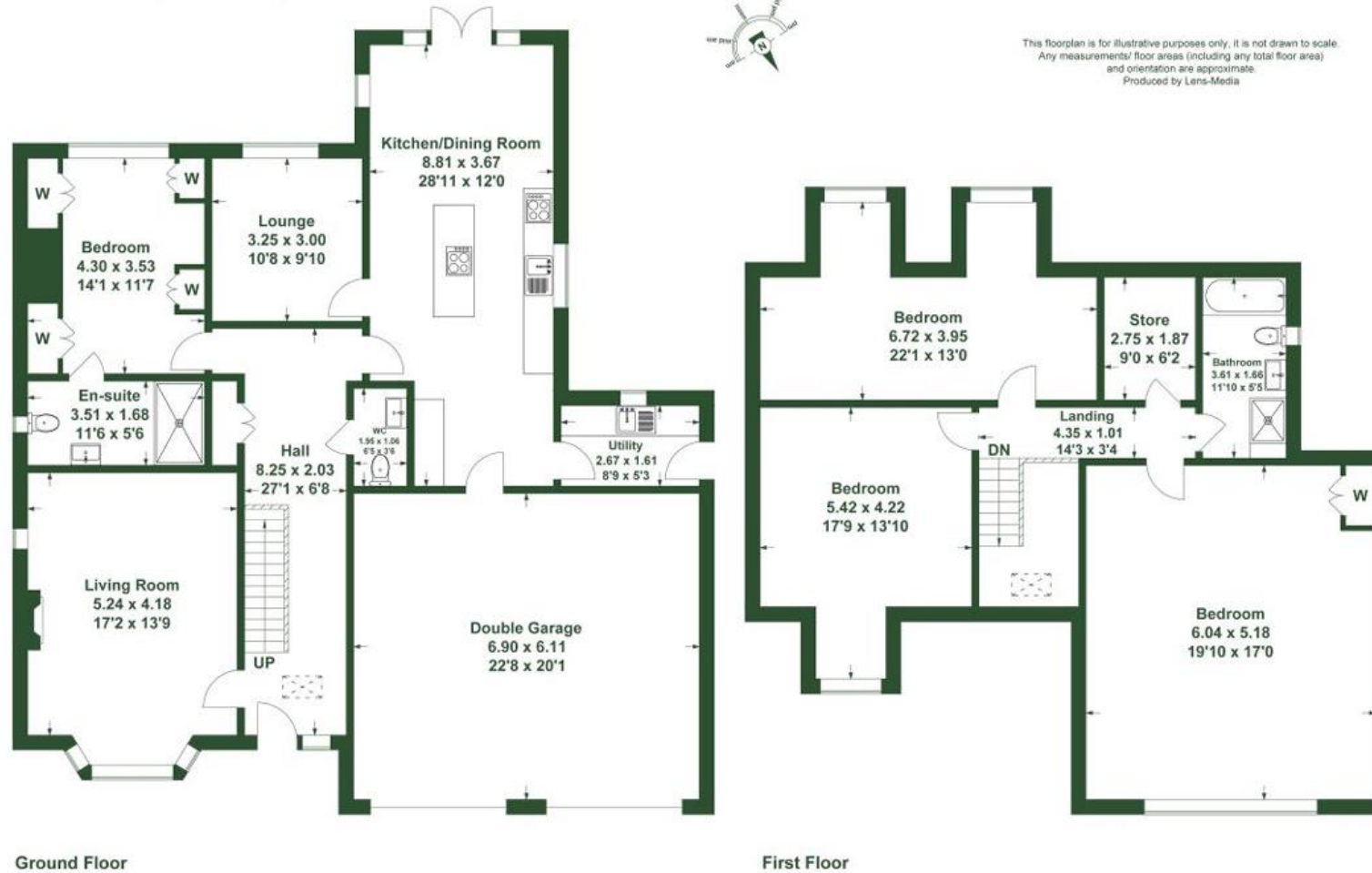
Tenants Costs: Armitstead Barnett will require the equivalent of 1 week's rent per household, as a holding deposit (For example: for a property that is £500 per calendar month, the holding deposit will be £115.38). We will hold this for 15 days during which time all the necessary paperwork should be 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: One completion of the application and offer of an Assured Shorthold Tenancy Agreement by the agent or Landlord, full payment of 5 weeks rent is required as a returnable rental deposit immediately along with the signing of Agreements. 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 the first month's rent. The first month's rent will be required** 5 working days prior to the start of the tenancy. In the event that consent is given for a pet to reside at the property an increased rent may be agreed between all parties. 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



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

Approximate Gross Internal Area : 217.20 sq m / 2338 sq ft
 Garage : 42.15 sq m / 454 sq ft
 Total : 259.35 sq m / 2792 sq ft



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	88	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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