



Station Road, Singleton, Poulton le Fylde, FY6 8LQ

£2,350 p.c.m







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Security Deposit - £2,711



4 Bedrooms



2 Bathrooms

-
- Light, bright and spacious Georgian house
 - Four bedrooms
 - Five piece family bathroom
 - En-suite shower room
 - Mature gardens to the front side and rear
 - Double garage and driveway
 - Wonderful period features
 - Situated a few minutes away from Singleton Village



Situated near the pretty village of Singleton, this impressive Georgian residence, set in beautifully maintained gardens with large driveway and double garage.

Through the impressive front door is the very spacious hallway with windows to the front and side, dark wood flooring and the downstairs cloakroom with w.c. To the right is the extremely light and bright full length sitting room with windows on three sides, complete with wood burning stove in the ornate fireplace and impressive plaster coving and ceiling roses.



From the hallway is the living kitchen diner with its wall of windows, patio doors and ceiling lantern. Cream floor tiles and cream bespoke kitchen units make this a lovely bright room, and the underfloor heating will keep you cosy in the colder months. The kitchen benefits from an electric Aga cooker, integral dishwasher, integral fridge freezer, granite work surfaces and built in cupboards. From the kitchen is the utility room with ceramic sink, space for a washer and dryer and further built in cupboards. From the dining area is the rear porch leading to the back door.



At the top of the impressive staircase is a bright double bedroom with windows to two walls.

Up a couple more steps is the main landing and from this is the large family bathroom comprising w.c, shower cubicle, toilet, bidet, large feature bath, built in cupboards and heated towel rail.

From the landing is a further double room with fitted cupboards and windows to two walls, a bedroom / study and the principal bedroom. The principal bedroom has fitted cupboards and windows to two walls. The en-suite is a light modern room with walk in shower, sink and w.c.



Externally to the front and side is a driveway, parking in front of the double garage and lawns. To the rear is the mature and well maintained back garden comprising lawn, trees and shrub boards. There is a large patio area in front of the patio doors.

Located just a short distance outside of Singleton, the property is just a couple of miles from Poulton le Fylde with all of the amenities you would expect from a small town. The M55 motorway is just 10 minutes away making this property accessible to the larger towns and cities of the North West.

General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an oil fired system. Drainage is by way of a shared septic tank.

Parking allocated and number of spaces: Private parking on the driveway for several cars.

Construction Type : Brick

Building Safety : NA

Restrictive Covenants : None

Listed building : The property is not listed.

Conservation Area / AONB : No

Easement, and Wayleaves or Rights of Way : None known

Footpaths / Bridleways : None known

Flooding : According to the Environment Agency's website the property is within flood zone 1 and has a low probability of flooding from rivers and the sea.

Unimplemented Planning Consents : NA

Planning Consents affecting the property : NA

Accessibility adaption information : NA

Coal field / mining area : No

Communications :

Broadband: Standard available in the area.

Mobile signal: Outdoor mobile signal is available in the area.

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4rn.org.uk>

Mortgage ability : NA.

Title & Tenure: The property is Freehold.

Local Authority: Wyre Borough Council

Council Tax: Band G

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

What3words Location : ///chain.justifies.leave

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. Your holding deposit will be returned if the Landlord decides not to offer you a tenancy for any reasons. 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

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.

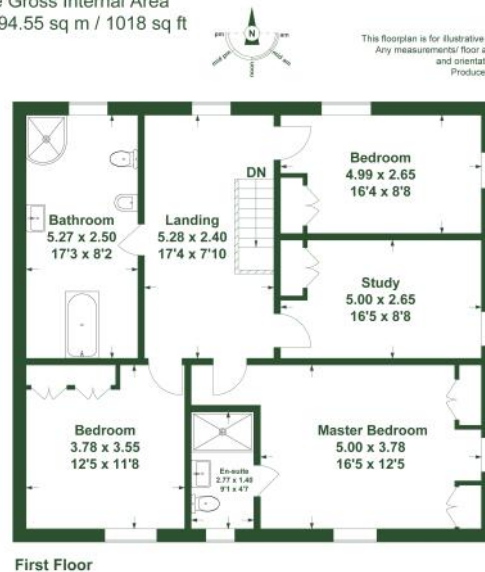




Approximate Gross Internal Area
Ground Floor : 120.75 sq m / 1300 sq ft



Approximate Gross Internal Area
First Floor : 94.55 sq m / 1018 sq ft



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 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		90
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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