



Forest Grove, Barton, Preston, PR3 5AY

£1,695 per calendar month







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Security Deposit- £1,955.77



4 Bedrooms



2 Bathrooms

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- This charming property has recently undergone a complete refurbishment, providing excellent family accommodation in the highly desirable village of Barton.
 - Benefitting from a ground floor bedroom with en-suite shower room the property offers flexible living.
 - New fitted kitchen with appliances, new bathroom, new carpets and redecorated throughout.
 - Double tandem garage, front garden, private mature garden to the rear and off street parking.



This delightful home offering family sized accommodation in the village of Barton is accessed from the spacious front drive into the welcoming entrance vestibule. Opening up into a large and light double height hallway which could be used as a dining room or an additional living area. This bright space in the heart of the home has excellent views to the front of the property and over to the Lancashire Fells.

From here is the newly fitted kitchen, complete with oven, hob with extractor over, dishwasher, freestanding fridge / freezer and Terrazzo effect flooring. The large window looks out onto the private mature back garden. Off the kitchen is the utility room housing the newly installed gas boiler, a sink unit and freestanding washing machine. The back door opens up onto the paved patio area.



Also from the central hallway is the large lounge which runs from the front to the back of the property. To the rear of this room are patio doors allowing access directly to the garden. An electric woodburning effect stove with oak beam over is an attractive focal point.

From the hallway is the ground floor double bedroom with a window to the front of the property, fitted storage cupboards and an en-suite bathroom comprising a walk in shower cubicle with electric shower, wall mounted sink and w.c.



From the hallway the stairs rise to the galleried landing area which leads to three bedrooms and family bathroom. At either end of the landing are light and bright double bedrooms, both with fitted storage

The newly fitted bathroom comprises a bath with mains shower over and shower screen, wash hand basin, sink, w.c., heated towel rail and Terrazzo style flooring.

Next to the bathroom is a further single bedroom which could be used as a study or office.

There is also a useful under eaves storage room.

Externally the front driveway offers ample parking leading to the double tandem garage measuring over 9 metres long. With power and light and electrically operated doors this space offers a lot of storage.

The front garden is lawned with mature shrubs and overlooks the quiet cul de sac.

To the rear the private back garden is mainly lawn with a mature hedge, shrub borders and a paved patio area. Access to the front of the property is via a side gate, and also a personnel door into the garage.



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 2 cars on the driveway, with large double garage and further on street parking.

Construction Type : Brick

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 know.

Footpaths / Bridleways : We understand that there are no footpaths or bridleways affecting the property.

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 : There is a ground floor bedroom and en-suite bathroom. There is also a ground floor w.c.,

Coal field / mining area : None known.

Communications :

Broadband: Standard, Superfast and Ultrafast broadband is available in the area

Mobile signal: Good outdoor signal is available in the area

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

Mortgage ability : N/A

Local Authority: Preston City Council **Council Tax:** Band E

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

What3words Location : ///strong.cans.family

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: Amitstead 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 Amitstead 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 and offer of an Assured Periodic 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 Amitstead 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. 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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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