



Station Lane, Barton, Preston, Lancashire, PR3 5DX

£2,200 PCM







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4 Bedrooms



2 Bathrooms

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- A substantial detached family home occupying a spacious garden plot with a detached double garage.
 - Mature gardens which offer a private and peaceful outdoor space with gated driveway and parking for several cars.
 - Four bedrooms, including 2 double bedrooms, a single bedroom and a large principle bedroom with dressing area and modern en-suite.
 - Modern fitted kitchen with quartz worktops, blanco sink and Neff appliances leading to a breakfast room with views and sliding patio doors.



A substantial detached family home occupying a spacious garden plot with a detached double garage. The property offers general and flexible accommodation, complimented by mature gardens which offer a private and peaceful outdoor space.

Access is by the front door and the property opens into an impressive double height entrance hallway, with stairs rising to a galleried landing. Off the hallway is a modern cloakroom fitted with a sink and w.c.

Externally, a gated driveway leads to a tarmac parking area for several cars, along with a cobbled area to the front of the garage. The detached double garage has power and light and is accessed via an electric up and over door with an additional side personnel door.

The mature gardens extend to both the front and rear of the property incorporating established trees and planting, along with lawned area. The rear garden benefits from a patio for outdoor dining and is a particularly private and peaceful space.





The breakfast room enjoys views and access to the rear garden through sliding patio doors and leads through to the modern fitted kitchen. The kitchen features base and wall units beneath quartz worktops, together with NEFF appliances and a Blanco sink. Integrated appliances include an eye level oven, induction hob with extractor over, fridge freezer and dishwasher. Off the kitchen is a separate utility with matching fitted cupboards and a sink, with space for a washing machine and tumble dryer. A rear door provides direct access to the back garden.

Also off the hallway is the dining room with windows overlooking the front and side of the property and at the other side of the hallway is the large front to back living room providing generous and versatile family space.

To the first floor, the stairs open up to a landing area with window and skylight, offering a space which could be used as a study or sitting area.

There are four bedrooms in total, comprising a single bedroom with side facing window, two further double bedrooms with windows overlooking the back garden and the large principal bedroom. The principal bedroom is situated at the end of the landing and benefits from a dressing area and modern en-suite comprising a w.c., vanity wash hand basin and large walk in shower.

The family bathroom comprises a pedestal wash hand basin, w.c., bidet, bath and shower cubicle with mains shower.



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 : Driveway with space for several cars and detached double garage.

Construction Type : Brick under render.

Building Safety: Not Applicable.

Restrictive Covenants : Not known.

Listed building : The property is not listed.

Conservation Area / National Landscapes : Not known.

Easement, and Wayleaves or Rights of Way : Not known.

Footpaths / Bridleways : Not Applicable.

Flooding : According to the Environment Agencys website the property sits in flood zone 1, meaning there is a low probability of flooding from rivers and the sea.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Standard and Superfast broadband available in the area

Mobile signal: Good outdoor and in home coverage available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

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

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

What3words Location : ///people.lakes.enjoy

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, 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 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 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 : Amitstead 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.





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		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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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