



Garstang Road, Barton, Preston, Lancashire, PR3 5DQ

£1,200 PCM







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Lancashire, PR3 5DQ

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Deposit £1,384.60



4 Bedrooms



1 Bathrooms

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- A bright and spacious 4 bedroom attached property situated in the sought after village of Barton.
 - Large living kitchen diner, separate dining room and large lounge.
 - Patio garden and dedicated parking area.
 - **NB** Building work adjacent to the property is due to begin in August 2026, with potential noise and disruption affecting the house.



The property is entered via a glazed door into the living dining part of the kitchen with additional fitted units, large sky light and tiled floor.

The kitchen area is well fitted with a range of base and wall units, and inset stainless steel sink, a mix of granite and wooden work tops, 2 side by side ovens, a 5 ring ceramic hob with extractor over, fitted fridge, dishwasher and microwave.

There are doors into the dining room and the hallway. The hallway is at the centre of the property and has a w.c. and wash hand basin under the stairs.



The large light and airy living room is a luxurious space with a distinctive curved window and window seat. The room benefits from feature stone fireplace with wood burner.

From the hallway is the dining room with windows and glazed door running the whole width of the room.

The stairs in the hallway lead up to a mirrored half landing and then round to the spacious first floor landing.



From this landing area are the 4 bedrooms and family bathroom.

Bedroom 1 is a spacious double room fitted with wardrobes complete with sliding mirrored doors. Bedroom 2 is another good sized double room with fitted wardrobes. Bedroom 3 is a large double with fitted wardrobes. Bedroom 4 is a good sized single bedroom or office space.

The family bathroom is luxurious with a double sink vanity unit with mirror and spotlights over, freestanding double ended bath, corner shower unit with jet shower, and w.c. There is a heated towel rail and cupboard housing the mains pressure hot water tank.



Externally, across the patio is the utility room with sink and space for both a washer and a drier. This room offers storage from the base cupboards and also additional storage behind the door. A paved patio area runs along the front of the property, offering outside dining opportunities..

NB From August 2026 building work on the field next door and on the garden area to the front of the property, is expected to start. Tenants need to be aware that there may be some disruption during working hours. The property will be left with a paved patio area and a dedicated parking area.

General Remarks

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Services: The property incorporates mains electricity and mains water, Heating is by Gas Central Heating. Drainage is to public sewer.

Please note : The tenant is responsible for all services connected to the property including all charges connected to the property including all charges for water and sewerage, gas, electric, council tax and telephone for the full commencement of the Tenancy. The Landlord will invoice the water bill directly to the Tenant

Parking allocated and number of spaces : Parking for up to 2 cars at the rear of the property. No Vans or Motorhomes are allowed to park at the property.

Construction Type : Standard construction

Building Safety : N/A

Restrictive Covenants : None known

Listed building : The property is not listed

Conservation Area / National Landscapes : Not applicable

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, with low probability of being flooded from rivers or the sea.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : A development of 4 properties will be built to the side and rear of the house, taking away the lawn part of the garden. A car park will be created, giving the property dedicated parking spaces.

Accessibility adaption information : Not applicable.

Communications :

Broadband: Standard and Superfast broadband is available in the area

Mobile signal: Good outdoor signal available in the area

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

Mortgageability : N/A

Local Authority: Preston City Council Council Tax: Band C

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

What3words Location : ///late.exit.bubble

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 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 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. 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		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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