



13 The Paddock, Penwortham, PR1 9EP

£750 Per Month

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Available Now | Long Term Let | Desirable Location

Welcome to this beautifully presented two double bedroom home, ideal for those seeking comfort, space, and convenience. Situated in a highly desirable location, this property boasts gardens to the front and rear, perfect for relaxing.

With excellent local transport links nearby, commuting is a breeze, whether for work or leisure. The home is energy efficient with an EPC Rating of C and falls under Council Tax Band B, making it both economical and appealing.

Don't miss out—available now for a long-term let!

Please note there is a holding deposit equivalent to one weeks rent payable to secure the property (this is fully refundable subject to successful referencing).





  
**Holdens**  
ESTATE AGENTS



  
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## Road Map



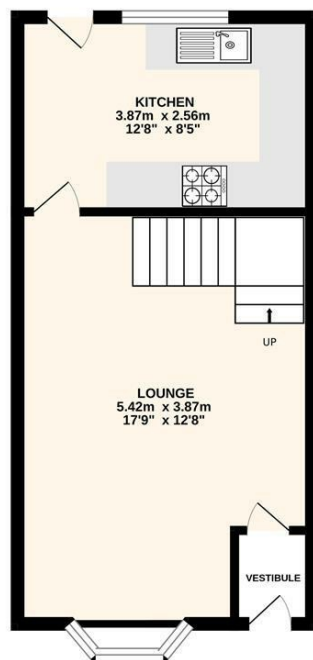
## Hybrid Map



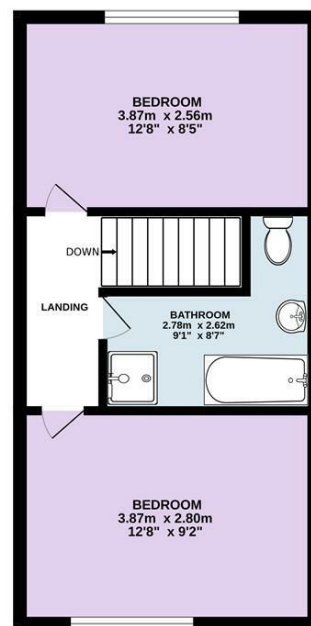
## Terrain Map



GROUND FLOOR  
31.4 sq.m. (338 sq.ft.) approx.



1ST FLOOR  
30.9 sq.m. (332 sq.ft.) approx.



TOTAL FLOOR AREA: 62.2 sq.m. (670 sq.ft.) approx.  
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

### **Misdescriptions Act**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.