



The Straits

Hoghton, Preston, PR5 0DA

£900 Per Calendar Month



Offering all the grace and charm of a bygone era this stunning character cottage would be sure to please the most discerning client. This deceptively spacious property provides generous size living accommodation. The ground floor accommodation provides a good size lounge, superb fitted kitchen / diner, utility room and bathroom. The first floor accommodation provides two bedrooms and WC. The property is warmed by central heating. To the rear is a garden area with lawn and patio ideal for entertaining and provides excellent off road parking facilities for vehicles.

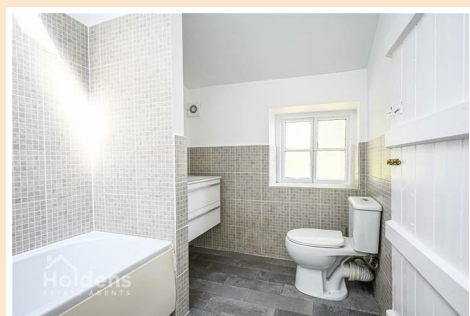
Please note a holding deposit equivalent to one weeks rent is payable to secure the property. This is fully refundable subject to the successful completion of references.



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Ground Floor

Lounge

13'7" x 11'10" (4.141 x 3.624)

Main entrance door and window. Laminate floor. Radiator. Storage and meter cupboard. Door leading into the kitchen/diner.

Kitchen/Diner

18'6" x 7'5" (5.639 x 2.268)

Fitted with a range of wall and base units. Gas hob, oven and extractor hood. Built in fridge, freezer and dishwasher. Stainless steel sink unit and drainer. Tiled floor. Tiled to splash back areas. Radiator. Window to the front. Door leading into the hallway.

Hallway

Radiator. Door into the utility and bathroom. Door to the rear garden. Staircase leading to the first floor.

Utility

8'7" x 4'9" (2.641 x 1.457)

Base units. Stainless steel sink unit with drainer. Space for washing machine. Radiator. Window to the rear.

Bathroom

9'5" x 6'6" (2.876 x 1.987)

Fitted with a three piece suite comprising bath with overhead shower and screen, hand wash basin and WC. Radiator. Tiling to walls. Window to the rear. Skylight.

First Floor

Landing

Window to the rear. Doors into the two bedrooms.

Bedroom One

13'7" x 14'11" (4.147 x 4.559)

Window to the front. Radiator.

WC

Fitted with a WC and pedestal hand wash basin. Radiator. Tiled floor and walls. Velux window.

Bedroom Two

18'8" x 7'4" (5.715 x 2.250)

Windows to the front and rear. Radiator.

External

Garden to the front with gate access. Lawn and patio area to the rear. Parking at the rear.

Lettings Disclaimer

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



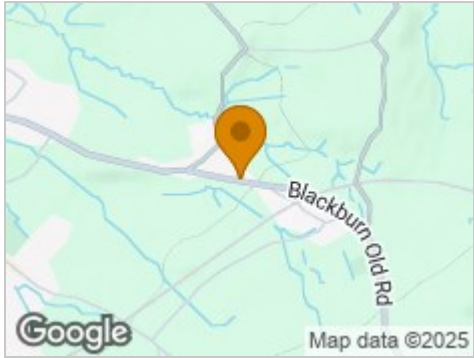
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

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

Energy Efficiency Graph

