



**Silverstone Salwick Road, Wharles, Preston PR4 3SN**

**TO LET Asking Rent £ 2,000 per calendar month**



To Let  
UNFURNISHED

## Silverstone

Salwick Road  
Wharles  
Preston  
PR4 3SN

Asking Rent  
£2000 p.c.m



A detached three double bedroom with master ensuite country house with three reception rooms, downstairs shower room, fully fitted kitchen plus integral double garage set in a generous plot with gardens to front side and rear and ample car parking.

#### Ground Floor

Entrance Hallway 5.19m x 2.61m plus 2.19m x 1.05m Stairs first floor. Downstairs WC

Lounge 6.16 m x 3.96 m Open fire. Double opening French doors leading to rear patio.

Sitting Room 3.81m x 3.02m  
Double French doors leading to rear patio.

Study 2.84m x 2.39m plus 1.65m x 0.87m  
Fitted storage cupboard. Door leading to integral garage.

Kitchen 3.56m x 3.04m  
Full range of fitted base and eye level units laminate worktops with inset 4 ring hob with extractor hood over, 1½ bowl single drainer sink. Integral double oven/grill integral dishwasher.

#### First Floor

Landing 3.66m x 3.58m plus 1.26m x 0.87m (include stairwell) Fitted cupboard housing water cylinder.

Bedroom 1 ensuite 3.96m x 3.85m plus 3.92m x 2.18m Double bedroom to front. Ensuite comprising double shower cubicle, low flush WC, bathroom cabinet with inset wash hand basin. Chrome ladder radiator.

Bedroom 2 3.73m x 3.39m  
Double bedroom to front.

Bedroom 3 3.73m x 3.36m  
Double bedroom to rear.

Family Bathroom 3.04m x 2.63m  
Comprises bath, shower cubicle, low flush WC, wash hand basin. Chrome ladder radiator. Fitted linen cupboard.

Integral Double Garage 6m x 5.87m plus 3.42m x 0.93m

Good size double garage with up and over garage door. Personnel door.

#### OUTSIDE

Private gardens to front, side and rear overlooking fields. Extensive flagged patio to rear. Private driveway providing off road car parking and access to integral garage.





### Services

Mains water and electricity are provided to the property. Private foul drainage. Oil fired central heating system.

Council Tax - Council Tax Band 'D'.

Energy Performance Efficiency rating of 57 Band 'D'

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### Deposit

£ 2,000 held by the Deposit Protection Service

### Term

An initial 12 months term. Immediately available.

Rent payable monthly in advance. Tenant responsible for all services including water, electricity, heating oil, telephone, internet.

Non-smokers. Pets may be considered on application.

The property is offered unfurnished.

### Viewing

By strict appointment with the sole letting agent





69 Garstang Road, Preston, Lancashire, PR1 1LB  
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**CONDITIONS:** These particulars are issued on the following understanding. 1) That appointments to view and all negotiations with regard to any interest in the property will be conducted solely through Smith Hodgkinson Pickavance. 2) That the contents will not be transmitted to other persons without the agreement of Smith Hodgkinson Pickavance. 3) In accordance with the terms of Misrepresentation Act 1967, Smith Hodgkinson Pickavance acting as Agent's for themselves and for the vendors or lessors of the property further give notice that these particulars do not constitute any part of an offer or contract. 4) All statements contained in these particulars as to this property are made without responsibility on the part of Smith Hodgkinson Pickavance or the vendors or lessors. 5) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 6) Any intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 7) The vendors or lessors do not make or give, and neither Smith Hodgkinson Pickavance nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.