



White Eaves, Square Lane, Catforth, Preston PR4 0HP  
Asking Rent £ 1,500 per calendar month

**White Eaves**  
Square Lane  
Catforth  
Preston  
PR4 0HP

A detached 2/3 bedroom  
true bungalow  
with adjoining Garage,  
Generous Gardens

Open views to the front and side

**Asking Rent**  
**£ 1,500 per calendar month**



A detached true bungalow with adjoining garage, spacious gardens and private driveway providing ample car parking set in a semi rural location within the village of Catforth to the north of Preston.

White Eaves affords the following accommodation;

Entrance Sunroom 2.55m x 2.39m  
UPVC double glazed construction with quarry tile floor.  
Wall mounted electric room heater.

Entrance Hall 3.96m x 1.98m plus 4.74m x 0.95m  
storage cupboard. Cupboard housing hot water cylinder.

Lounge 6.67 m x 3.65 m  
Feature cast iron stove on stone hearth. 2x bay windows.

Kitchen 3.75m x 2.58m  
Full range of fitted base and eye level units, laminate worktop with inset single drainer sink and 4 ring electric hob with extractor hood over. Integral oven and microwave. Integral washing machine and dishwasher. Space for upright fridge freezer.

bedroom 1 3.74m x 2.74m plus 1.82m x 0.84m  
double bedroom with bay window.

Bathroom 2.48m x 1.58m  
Comprises double shower enclosure. Low flush WC, bathroom cabinet with inset wash hand basin. Chrome ladder radiator. Tile walls and floor. Ceiling extractor fan. Fitted wall mirror.

Bedroom 2 3.84m x 3.04m  
Double bedroom with bay window.

Bedroom 3/ Study 3.02m x 2.72m  
Double opening French doors. Laminate flooring.

#### Outside

A private sweeping driveway with dual entrances, tarmac sealed surface provides ample off lane car parking and access to adjoining garage 5m x 3m with pressed metal garage door, rear personnel entrance door. Wall mounted electric meter. Worcester oil boiler. Water tap. Plumbed for automatic washing machine.

#### Gardens

Side and rear flagged patio areas. Lawned and mature shrub boarded garden. Open views across farm land to the west and south. Timber decking area.

#### Services

Mains water and electricity supplies. Private foul drainage. Oil fired central heating system.

Council Tax – Preston City Council Tax Band 'C'  
rate 2024/2025 £2,093.59 subject to council verification

EPC Rating of 64 within band 'D'

#### Assured Shorthold Tenancy - Unfurnished

12 months tenancy. Asking rent £1,500 pcm plus bills

Damage Deposit £1,500

Non-Smokers. Pets considered.

*The detached double garage is excluded. (The owner will not require regular access to the detached garage).*

#### Viewings:

Accompanied viewings with the letting agent

#### Anti-Money Laundering Regulations

Tenancy applications will be required to provide formal photo ID, source of income during the application process.





Consumer Protection from Unfair Trading Regulations 2008 & Business Protection from Misleading Marketing Regulations 2008

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- (i) the particulars are set out as guidance of intended tenants and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given as a fair representation of the property at the time of first marketing the property, whilst interested parties must satisfy themselves by making a full inspection of the property, both internally and externally;
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69 Garstang Road, Preston, Lancashire, PR1 1LB

Tel: 01772 555403 Fax: 01772 885333

[www.shpvaluers.co.uk](http://www.shpvaluers.co.uk)

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