

Middle Hey,
Much Hoole



Asking Price **Monthly Rental Of £925**



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There are few properties available to rent locally, but even fewer are those which have been recently modernised and are truly move-in-ready, such as this semi detached true bungalow. Located just off the main road, right in the heart of Much Hoole village, this three bedroom property has been fully upgraded recently, making it almost like a new build inside, making viewing in person highly recommended.

The internal layout of the property in brief includes: entrance hallway with storage cupboard, bedroom three / study, lounge with feature log burner, modern fitted kitchen with external side access door, inner hallway, bedrooms one and two and the three piece fitted bathroom completes the accommodation.

Off road parking is available in front of the property on the block paved driveway, next to which is a lawned garden area and gated access to the side of the property for easy access around to the rear. To the right-hand side there is a block paved patio area which leads round to the rear, to create a generous patio area, beyond which is a generous mature lawned garden, for ample outdoor space.

Information for Potential Tenants: Transparency is extremely important to us. Outlined below is important information for potential tenants, prior to renting a property through Smart Move. Should you wish to reserve or "hold" a property via Smart Move, you must pay a holding fee of one week's rent, whilst you undergo credit checks. Once you have passed credit checks, this holding fee will be deducted from the first month's rent. NB: The holding fee is non-refundable if the applicant pulls out on renting the property without good reason, or if they fail credit checks due to falsely supplied information. All tenants and guarantors must undergo full credit checks. On the day you move into a property, you must pay the first month's rent plus a security deposit / bond, which is usually the equivalent of one month's rent. The security deposit shall be returned to the tenant upon the end of the tenancy, if the property is left in the same good order as they moved into it.

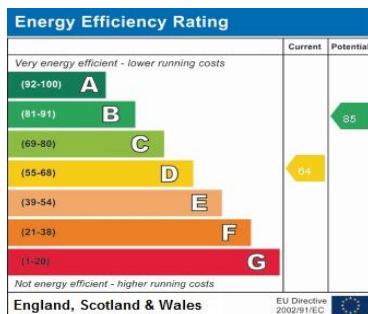
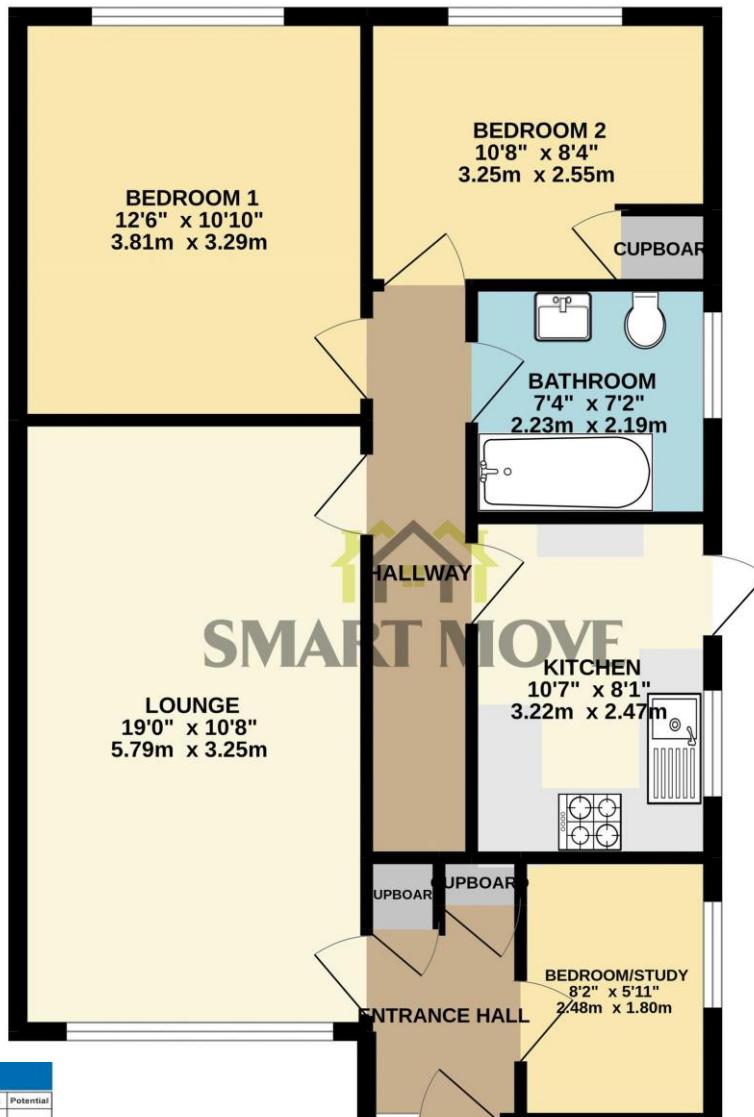
About the Local Area: Much Hoole is located to the south west of Preston, in the district of South Ribble, in the county of Lancashire. The village remains a commuter village with a regular bus service into Longton and Preston. Longer distance commuting to Manchester, Merseyside and Lancaster is afforded by the proximity of the M6, M61 and M65 motorways.



- * Modernised Semi Detached TRUE Bungalow
- * Minimum 6 Months Initial Tenancy
- * Three Bedrooms - Two being Doubles
- * Three Piece Fitted Bathroom
- * Generous Rear Garden
- * Ready to View & Reserve NOW
- * Lounge & Separate Kitchen
- * Third Bedroom / Study
- * Driveway for Off Road Parking
- * EPC Rating of D & Council Tax Band C



GROUND FLOOR
706 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address:
Middle Hey, 244, Hoole

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PRS

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Redress
Scheme



Smart Move – Tarleton
226a Hesketh Lane
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.