

## Property Particulars

### **Broad Oak Lane, Penwortham.**



- **Traditional Semi Detached House**
  - **Three Bedrooms**
  - **Generous Family Dining Kitchen**
  - **Gas Central Heating & uPVC Double Glazing**
- **Excellent Location**
- **Two Spacious Reception Rooms**
- **One bathroom and one shower room**
- **Great Gardens Front & Rear**

### **Monthly Rental Of £1,500**

A fabulous size family home set in the most sought after location of Penwortham. This spacious and contemporary property has three bedrooms, two spacious reception rooms, generous family dining kitchen with lovely central island unit. There are two bathrooms, one to ground floor and a shower room to the first floor. There is a large front garden with plenty of parking and a lovely sunny and private rear garden with great patio areas, perfect for alfresco dining. This property is unfurnished and available from mid February. Excellent location for outstanding local schools, services and main road connections.

**Entrance Hall -**

Door to front aspect, radiator and stairs to first floor landing

**Lounge - 14' 2" x 11' 10" (4.31m x 3.60m)**

With feature fire place, radiator, coving to ceiling, feature walk in double glazed bay window to front, access to sitting room and door to inner hall.



**Sitting Room - 11' 11" x 8' 9" (3.63m x 2.66m)**

This is a versatile room which currently used as a sitting room, would be well suited as a dining room, play room or study, radiator and double glazed bay window.

**Inner Hall -**

With access to dining room, kitchen and bathroom laminate flooring.

**Kitchen/Diner**

A large dining kitchen comprising of wall, drawer and base units with contrasting working surfaces, sink and drainer unit, plumbed for washer and dishwasher, space for upright fridge/freezer, central island unit with wine cooler, tiled flooring, double glazed window to side and rear, double glazed French doors to rear garden.



**Bathroom - 11' 8" x 5' 4" (3.55m x 1.62m)**

With a three piece suite comprising low suite W.C. pedestal wash hand basin and panelled bath with shower attachment. Heated towel rail and tiled flooring.



**First Floor Landing -**

With access to loft and doors off.

**Bedroom One - 11' 11" x 11' 5" (3.63m x 3.48m)**

With double glazed window to front aspect and radiator.



**Bedroom Two - 11' 11" x 11' 4" (3.63m x 3.45m)**

With double glazed window to rear aspect and radiator.



**Bedroom Three - 8' 9" x 5' 11" (2.66m x 1.80m)**

With double glazed window to front aspect.



**Shower Room -**

With a three piece suite comprising pedestal wash hand basin, low suite W.C. and walk in shower unit.



### **Outside -**

The property is set back from the road and boasts an exceptionally large plot. To the front of the house is a driveway providing off road parking for several vehicles and gated access to the side and rear. There is also a pleasant garden area which is mainly laid to lawn.



### **Rear Garden -**

To the rear is a very large garden with patio area.



### **HOLDING FEE**

One week's rent will be taken on application to be deducted from the first month's rent

### **BOND**

One month's rent will be lodged in a government approved deposit scheme.

### **TENANT APPLICATION**

The tenant will be required to complete an application form so the agent is able to carry out the necessary checks prior to taking the tenancy. There will be a deposit required of the equivalent of 1 weeks rent. This will be deducted from the first month rent once the tenancy is in force.

### **The Landlord**

The landlord is renting this property on a 6 month basis and will not allow pets of any kind and no smoking in the property.

### **The Tenancy**

The tenancy will be a minimum of 6 months with renewal or periodic tenancy applicable thereafter.

### **Costs**

All utility bills and council tax are to be paid for by the tenant as well as contents insurance.