



### Location:

The property is located on the quiet cul-de-sac of Homer Avenue off Carr Lane, Tarleton within close proximity of the various schools, shops and amenities of Tarleton. In addition, the local road network provides easy access to Preston, Southport and Ormskirk.

### Description:

The property comprises a 3 bedroom detached dormer bungalow with off street parking for two cars and detached large garage together with gardens to the front, side and an enclosed garden to the rear. The property benefits from double glazing and gas fired central heating.

### The property comprises:-

#### Ground Floor:

##### Entrance Hallway:

Pendant light. Radiator. Under stairs cupboard housing consumer unit. Carpet.

##### Living Room & Dining Room: 3.64m x 7.07m

Large open plan living and dining area. One double and one single veined radiator. Television aerial socket. Double glazed windows. Fitted carpet.

##### Kitchen: 2.40m x 3.62m

Fully fitted base and wall mounted units. Fitted work surface. Tiling to walls and splashback. Cannon electric cooker and hob with Belling Formula Three overhead extractor fan. Stainless steel sink and drainer. Linoleum floor covering and strip lighting. UPVC Double glazed windows and door.

##### Bathroom: 2.23m x 2.39m

Kindos electric power shower. Vitra low-level flush WC. Tiling to walls and floor. Heated towel rail. Utopia basin with under cupboard.

##### Bedroom: 2.89m x 3.52m

Double bedroom. Single veined radiator. Smoke detector. Fitted cupboards. Double glazed windows. Fitted carpet. Pendant light.

#### First Floor:

##### First Bedroom: 3.64m x 4.25m

Double bedroom. Fitted cupboards. Pendant light. Single veined radiator. Double glazed windows. Fitted carpet.

##### Second Bedroom: 2.88m x 4.21m

Fitted cupboards. Overhead lighting. Single veined radiator. Double glazed windows. Fitted carpet.

## TO LET

1 HOMER AVENUE, TARLETON, PRESTON,  
LANCASHIRE, PR4 6DB

**£625.00 per calendar month**

### Bathroom: 1.58m x 1.45m

Twyford's washbasin with Victorian effect pedestal. Low-level flush WC. Mirror.

### Hallway:

Study area. Overhead lighting. Smoke detector. Cupboard housing hot water cylinder and boiler. Fitted carpet.

### External:

#### Garage / Workshop: 6.45m x 2.78m

Brick built garage with timber frame single glazed windows. Felt roof. Parking area. Workshop to rear. Pedestrian doorway. Up and over doorway. Water and electric connected. These services have not been tested.

### Gardens:

Gardens to front and rear of the property. Privately enclosed rear garden with flowerbeds.

### Parking:

Driveway for two cars to the north east of the property.

### Services:

Mains water and sewerage are connected, together with mains gas. None of these services have been tested.

### Fixtures and Fittings:

The property is to be let unfurnished except items as detailed within these particulars. All fitted carpets are included with the property.

### Terms:

The letting of the property is subject to the successful application of non smoking individual without any pets. Employment, character and previous landlord (if applicable) references will be carried out on the applicant. A credit check will also be carried out on the applicant. A referencing Fee of £140.00 inc. VAT is chargeable to the applicant prior to the taking up of references.

### Council Tax:

The residential property is classified as Band 'D' for the purpose of Council Tax.

### Rent:

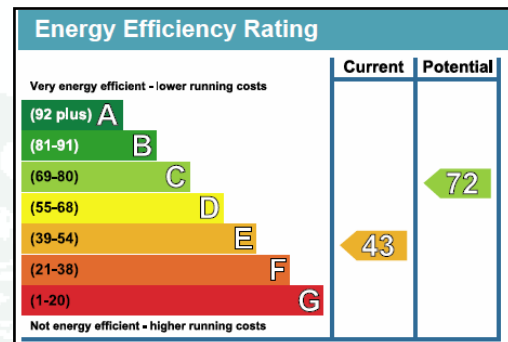
The property is offered to rent at £625.00 per calendar month payable in advance.

### Deposit:

£625.00 payable prior to occupation. The deposit will be repaid in full following vacation without payment of any interest if the property is left in a condition satisfactory to the Landlord and provided all outgoing and service payments have been met.

### Viewing:

Strictly by appointment through the sole agents Acland Bracewell Surveyors Limited.



Not to scale. Strictly for identification purposes only .



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