



Shelley Road, Ashton-On-Ribble, Preston

£95

** 4 bed Student House to Rent - Fully Renovated - All Bills included! ** AVAILABLE FROM JULY 2021 ONWARDS

This recently renovated terraced property is an eight minute walk to the University Of Central Lancashire and UCLAN library. The property briefly comprises of an entrance hallway, ground floor double bedroom, shower room, separate wc, lounge area and a contemporary breakfast kitchen. On the first floor there is a further three double bedrooms, shower room and separate wc. This will be on a 48 week contract starting on 01/09/2021 with each room at £95 weekly including all bills (Utilities, TV license and internet included).

Lounge Area - 2.40m x 3.97m (7'10" x 13'0") - UPVC double glazed window to the rear, fitted carpet, double panel radiator, smoke alarm and wall mounted television.

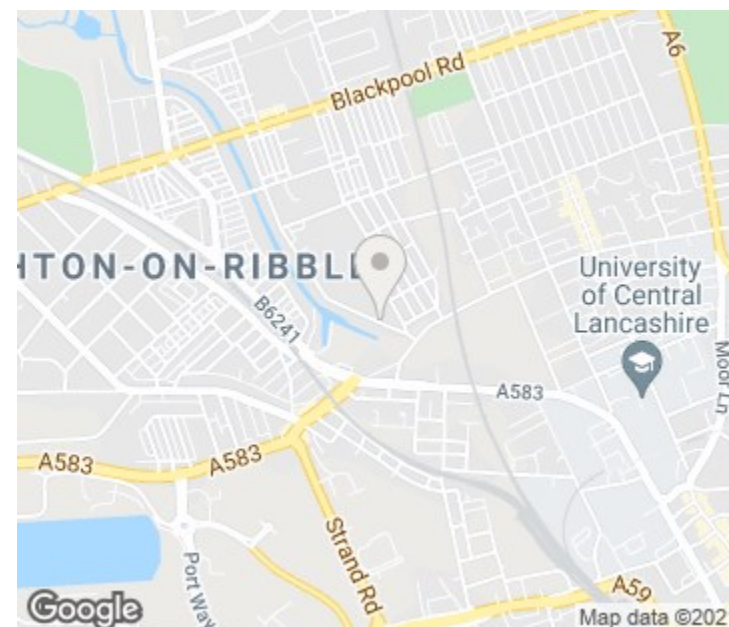
Bedroom One - 3.11m x 3.08m (10'2" x 10'1") - UPVC double glazed window to the front, fitted carpet, double panel radiator, smoke alarm and wall mounted television.

Bedroom Two - 3.19m x 2.78m (10'6" x 9'1") - UPVC double glazed window to the front, fitted carpet, double panel radiator, smoke alarm and wall mounted television.

Bedroom Three - 3.17m x 4.03m (10'5" x 13'3") - UPVC double glazed window to the front, fitted carpet, double panel radiator, smoke alarm and wall mounted television.

Bedroom Four - 2.49m x 3.45m (8'2" x 11'4") - UPVC double glazed window to the rear, fitted carpet, double panel radiator, smoke alarm and wall mounted television.

Modern Breakfast Kitchen - Matching high gloss wall and base units with rolled over edge work surfaces, upstands and breakfast bar. Sink and drainer with a chrome mixer tap and space for a fridge freezer. Electric oven and a 5 ring gas hob with a canopy extractor. UPVC double glazed window to the side, UPVC door to the side, tiled flooring, wall mounted television, wall mounted boiler and 2 Velux windows.



We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating	
Current	Potential
	84
71	

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

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Environmental Impact (CO ₂) Rating	
Current	Potential
	82
69	

Very environmentally friendly - lower CO₂ emissions
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

