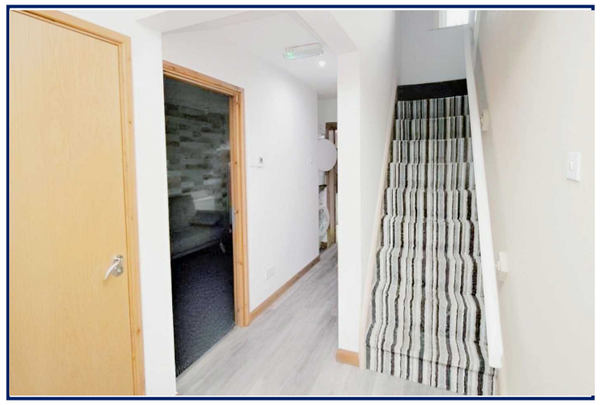
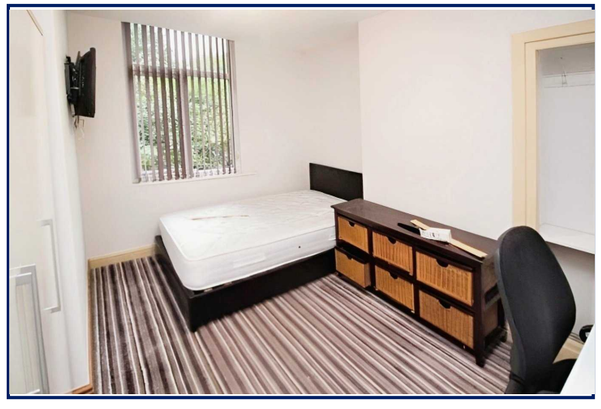










Room 3, Shelley Road, Ashton-on-Ribble, Preston, Lancashire, PR2

£105 per week

Part Furnished

Reeds Rains

reedsrains.co.uk

Room 3, 32 Shelley Road, Ashton-on-Ribble, Preston, Lancashire, PR2

£105 per week

Council Tax Band: A
EPC Rating: C

* No Agent Fees * Utility Bills Included * Room To Let * Single Person Occupancy * City Centre * Close to UCLAN * Close to Amenities and Transport *

Room Only Student/ Professional Let with Utility Bills Included. One Bedroom, part furnished with use of the communal Lounge, Dining Kitchen, Shower Rooms & WCs along with Utility Area.
Located close to UCLAN in Preston City Centre, just a short walk to transport links and amenities.
EPC Grade C
Council Tax Band A

Entrance Hall
Spotlights, radiator, smoke alarms and emergency lighting, thermostat and stairs to first floor.

Lounge
12'8" x 7'10" (3.86m x 2.4m)
Double glazed window, ceiling light point, radiator, smoke alarm. Communal TV.

Shower Room
8'3" x 2'11" (2.51m x 0.9m)
Shower cubicle with electric shower over and wet wall covering. Vanity sink unit with mixer tap, towel radiator, extractor and ceiling light point.

WC
Dual Flush WC, towel radiator, vanity sink unit with mixer tap, extractor and ceiling light point.

Utility Area
Washing Machine and Dryer for tenants use.

Dining Kitchen
13'7" x 8'6" (4.14m x 2.6m)
Superb selection of wall, base and drawer units with breakfast bar. Integrated fridge freezer, oven and five ring gas hob with extractor over. Sink and drainer unit with mixer tap. Boiler. Roof windows, radiator, ceiling light point, emergency lighting and smoke alarm.

Landing
Double glazed window, ceiling light point, emergency lighting and smoke alarm.

Bedroom 3
13'2" x 9'2" (4.01m x 2.8m)
Double glazed window, radiator, ceiling light point, smoke alarm.
Furniture - Bed frame with mattress, wardrobe, desk with chair and TV.

Shower Room
Shower cubicle with electric shower over. Vanity sink unit with mixer tap, towel radiator, extractor and ceiling light point.

WC
Dual Flush WC, towel radiator, vanity sink unit with mixer tap, extractor, double glazed window and ceiling light point.

Rear Yard
Wall enclosed, low maintenance, gated access via ginnel to front of property. Access to bins.

Additional Information
EPC Grade: C

Tenure: Freehold

Council: Preston City Council

Council Tax Band: A

Included in the Let
Bills included are: Gas, Electricity, Water and Internet.
(TV License not included).
White Goods also included (washing machine/dryer etc).

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk