



44 Hollin Hall Drive, Preston, PR3 3UF

£950 PCM

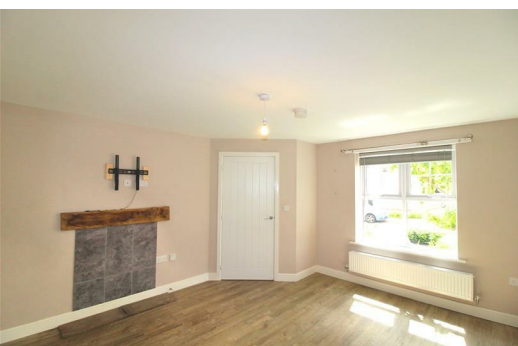
A well presented unfurnished three bedroom semi-detached home located in a beautiful semi-rural location, situated on a sought-after estate, with off-road parking and enclosed private rear garden.

Decorated neutral throughout the property briefly comprises: Entrance hall leading to stairs, spacious living room, ample sized dining kitchen with patio doors leading to large enclosed rear garden. Master bedroom with en-suite, family bathroom with white three piece suite, a second double bedroom and a good-sized single bedroom. The property also benefits from gas central heating and UPVC double glazing throughout.


The property situated in this popular residential area would make a perfect family home but would also be suited to a professional single or couple due to the quiet location and excellent transport links.. For commuters the M6, M61 & M65 motorway networks are within easy reach, but far enough away to afford the peace and tranquillity of countryside living.


ADDITIONAL INFORMATION

Non-smoking property.
Council Tax band: C
EPC Band: B
Minimum tenancy term is six months



- Lounge
- Kitchen
- Downstairs WC
- Master Bedroom
- En Suite
- Family Bathroom
- Bedroom 2
- Bedroom 3
- Garden
- External

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		



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