

**SALES • RENTALS
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honeywell

2-4 Parson Lane, Clitheroe, Lancashire BB7 2JN

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14 WATT STREET SABDEN

£550 per month

- * **Deceptively spacious mid-terrace house**
- * **Living room and sitting room**
- * **Modern 3-pce bathroom with shower**
- * **Sought-after village location**
- * **Two generous bedrooms**
- * **Attractive fitted kitchen**
- * **Rear yard and paved patio**
- * **Unfurnished.**



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Situated in the picturesque village of Sabden, close to the local amenities and only a stone's throw from beautiful open countryside, this mid-terrace house offers deceptively spacious accommodation which has been well maintained. The property briefly comprises sitting room, living room, fitted kitchen, 2 good-sized bedrooms and a modern 3-piece bathroom with shower. Outside, there is a enclosed rear yard which leads to an additional paved patio area. Internal viewing is highly recommended.

Location: Entering Sabden via the Nick O'Pendle, proceed down the hill to the village centre. Turn right at the cross-roads into Whalley Road, continue for approximately ¼ mile and turn left into Watt Street. The house can be found at the top of the road, on the left hand side.

Entrance Vestibule:

Entrance Hall: Laminate wood floor, staircase to first floor.

Sitting Room: 3.6m x 3.3m (11'11" x 10'11"); with laminate wood floor.

Living Room: 4.6m x 4.2m (15'2" x 13'11"); understairs storage cupboard, French doors to rear.

Kitchen: 2.9m x 2.1m (9'8" x 7'); with a range of bright fitted wall and base units with complementary working surfaces, double gas oven with 4-ring gas hob and extractor fan, plumbing for washing machine.

First Floor

Landing: Built-in storage cupboard.

Bedroom One: 4.5m x 3.5m (14'10" x 11'7").

Bedroom Two: 3.6m x 3.4m (11'11" x 11'3").

Bathroom: Housing contemporary three-piece white suite comprising panelled bath with direct feed shower over, low-suite w.c. and pedestal washbasin.

Outside: Enclosed rear yard leading to additional paved patio area.

Heating: Gas central heating.

Deposit: £700.00.

Restrictions: No DSS. No Smokers. No Dogs.

Available: Immediately.

Please Note

A deposit is normally required for each property: further details available on request.

Full reference checks are carried out on every tenant. A charge of £40.00, payable in advance applies to each application made for a property.

The cost of the preparation of the inventory and tenancy agreement, which are important legal documents, is normally £175.00 inc. VAT.

Payment of the first month's rent and deposit **MUST** be made by banker's draft, Building Society counter cheque, debit card or cash. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card.



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