

THE COTTAGE  
70 DOWNHAM ROAD  
CHATBURN  
BB7 4AU



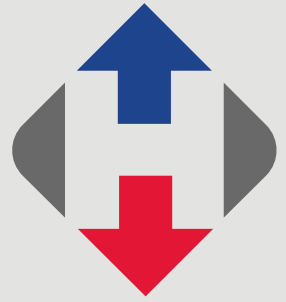
£625 per month



- Lovely detached stone built cottage
- Attractive fitted breakfast kitchen
- Delightful rear garden, private parking
- Well-presented accommodation
- Two bedrooms, bathroom
- Lounge, dining room, utility
- Sought-after village location
- Unfurnished

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**Stonebuilt detached cottage with attractive character features located in the popular village of Chatburn, convenient for Clitheroe and the A59 yet with excellent amenities of its own including primary school, church, post office and various shops.**



**The property provides well-presented, spacious accommodation with lounge, dining room, fitted breakfast kitchen, two bedrooms and bathroom with shower.**

**Outside the cottage enjoys a delightful rear garden and private parking.**

**LOCATION:** On entering the centre of Chatburn from the Clitheroe direction, turn right past Hudson's Ice Cream shop into Downham Road. Continue to the top of the hill and the house can be found on the left hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**LOUNGE:** 4.7m x 3.6m (15'6" x 11'11"); with stone fireplace housing decorative fire.

**DINING ROOM/STUDY:** 2.6m x 4.6m (8'8" x 15'2").

**KITCHEN:** 5m x 2.6m (15'11" x 8'4"); with range of attractive fitted wall and base units, built-in electric oven, four-ring ceramic hob, part tiled walls.

**UTILITY ROOM:** Plumbed for washing machine.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 3.6m x 3.1m (11'11" x 10'3").

**BEDROOM TWO:** 2.6m x 2.9m (8'8" x 9'8").

**BATHROOM:** Housing 3-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with shower over.





**OUTSIDE:** Delightful rear garden mainly laid to lawn. Private parking and storage shed.

**HEATING:** Gas central heating.

**DEPOSIT:** £850.00.

**AVAILABLE:** Immediately.

**RESTRICTIONS:** No Pets. No Smokers. No DSS.

**EPC:** The energy efficiency rating for this property is E.

**COUNCIL TAX:** Band D.

### 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.





**CONFIDENCE  
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**End Of Tenancy Management**



70 Downham Road, Chatburn, BB7 4AU

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LANDORDS!**

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