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## 22 LOWESWATER CRESCENT BURNLEY

### £850 per month

- \* Modern family detached house
- \* Attractive favoured cul-de-sac location
- \* Lounge, excellent dining kitchen
- \* Generous garden, double drive, garage
- \* 3 bedrooms, en-suite to master
- \* Fantastic spacious conservatory
- \* Modern 3-pce bathroom
- \* Unfurnished



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This is an excellent opportunity to rent a modern three bedroom detached house which offers tastefully presented well planned accommodation that would suit most families. The house has been extended with the addition of a fantastic sized PVC conservatory to the rear which offers a very flexible living area, on the ground floor also is a lounge and a generous modern dining kitchen with many fitted appliances. The first floor boasts three good sized bedrooms with a bright three piece en-suite shower room to the master and modern three piece family bathroom. Externally there is a double driveway and garage and to the rear the spacious garden is pleasantly landscaped with a large lawn and timber decked area. Early internal viewing is highly recommended.

**LOCATION:** From Junction 10 M65 proceed along Padiham Road to the traffic lights and turn right into Ightenhill Park Lane. Proceed straight on for  $\frac{3}{4}$  mile and turn left into Lakeland Way and second right into Cumbrian Way. Take the next right turning onto Loweswater Crescent, number 22 is situated at the very far end of the cul-de-sac on the left hand side.

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

**ENTRANCE PORCH:** With PVC front door and surround, tiled flooring, internal personal door to garage.

**HALLWAY:** With wood glazed door, alarm control panel, laminate flooring, staircase leading to first floor, coved cornicing.

**CLOAKROOM:** With 2-pce suite comprising vanity hand washbasin with built-in storage cupboard under, low suite w.c. with push button flush, ceramic tiled flooring, partially tiled walls.

**LOUNGE:** 4.6m x 3.3m (14'11" x 10'11"); With coved cornicing, attractive marble fireplace surround with inset and hearth housing coal effect 'Living Flame' gas fire, television point, laminate flooring, folding double doors through to:

**DINING KITCHEN:** 6.4m x 2.3m (21'9" x 7'8"); attractive spacious fitted kitchen with a bright range of beech finish fitted wall and base units with complementary laminate working surfaces, tiled splashback, 1.5 bowl stainless steel sink drainer unit with mixer tap, integrated dishwasher, stainless steel integrated 'Neff' electric double oven with 4-ring gas hob and extractor filter canopy over, integrated fridge and freezer, 'Karndean' flooring, coved cornicing, PVC external side door, PVC sliding patio doors leading to:

**CONSERVATORY:** 6.4m x 3.7m (21'6" x 12'2"); Fantastic generous room overlooking rear garden with television point, laminate flooring, PVC French doors to garden.





## FIRST FLOOR:

**LANDING:** With loft access.

**BEDROOM ONE (front):** 4.1m x 2.9m (13'4" x 9'8"); with fitted wardrobes.

**EN-SUITE SHOWER ROOM:** With 3-piece white suite comprising separate corner shower enclosure with thermostatically controlled shower, pedestal hand washbasin, low suite w.c., partially tiled walls.

**BEDROOM TWO (rear):** 3.4m x 3.1m (11'2" x 8'0"); with fitted wardrobes.

**BEDROOM THREE (rear):** 2.5m x 2.4m (9'9" x 8'3").

**BATHROOM:** With modern 3-piece white suite comprising panelled bath, half pedestal hand washbasin with mixer tap, low suite w.c. with push button flush, tiled walls, extractor fan.

**OUTSIDE:** Tarmac front double driveway with small lawned front garden area leading to an integral single garage with up and over door, power and lighting, wall mounted gas central heating boiler, side personal internal door. Paved pathways and side gate access leading to an excellent generously sized rear garden, largely laid to lawn with stone paved patio area, raised timber decked patio with spindle balustrade and good sized timber storage shed.

**HEATING:** Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames.

**DEPOSIT:** £950.00.

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

**AVAILABLE:** Early October

### **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.

Payment of the first month's rent and deposit **MUST** be made by banker's draft, Building Society counter cheque 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.





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*22 Loweswater Crescent, Burnley, BB12 8TW,  
SG/SS/06062016*

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