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honeywell

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

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BEECH COTTAGE LOVELY HALL LANE COPSTER GREEN

£750 per month

- * **Delightful semi-detached house**
- * **Sunroom, lounge, dining room**
- * **Study/bedroom 3, modern bathroom**
- * **Peaceful setting, close to motorway**
- * **2/3 good bedrooms**
- * **Contemporary fitted kitchen**
- * **Gardens, workshop, driveway**
- * **Unfurnished.**



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This superb semi-detached home is discreetly located in a peaceful setting, yet offering excellent convenience for the A59 and motorway network. The property is presented to excellent standards and offers well-proportioned, light and airy accommodation briefly comprising lounge, dining room, contemporary fitted kitchen, sun room, study/bedroom 3, two generous bedrooms and a modern three-piece white bathroom suite. Outside, there is a detached workshop/garage, driveway providing ample parking, a useful cellar and good-sized garden areas to the front and rear.

Location: On entering Copster Green from the Whalley/Clitheroe direction continue along the A59 and take the left hand turning into Lovely Hall Lane. The driveway to Beech Cottage is on the right hand side, immediately after the turning into Albany Drive.

Entrance Porch:

Dining Room: 3.2m x 6.4m (10'7" x 21'1"); attractive decorative stone fireplace, staircase to first floor, understairs storage.

Lounge: 3.7m x 6.3m (12'3" x 20'7").

Kitchen: 3.4m x 3.1m (11'3" x 10'3"); with a range of contemporary fitted wall and base units with complementary working surfaces, built-in stainless steel electric oven, four-ring ceramic hob with extractor over, plumbing for washing machine.

Sun Room: 2.9m 1.7m (9'8" x 5'8").

Study/Bedroom 3: 3.1m x 3.1m (10'3" x 10'3").

First Floor

Landing:

Bedroom One: 3.6m x 4.5m (11'11" x 12'4").

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

Bathroom: Housing modern three-piece white suite comprising panelled bath with shower tap fitment, low-suite w.c. and pedestal washbasin.

Outside: Good-sized garden areas to front and rear, driveway providing ample parking, detached workshop/garage and steps leading down to useful cellar.

Heating: Gas central heating.

Deposit: £1,000.00.

Restrictions: No DSS. No Smokers. No Pets.

Available: Early August, 2017.

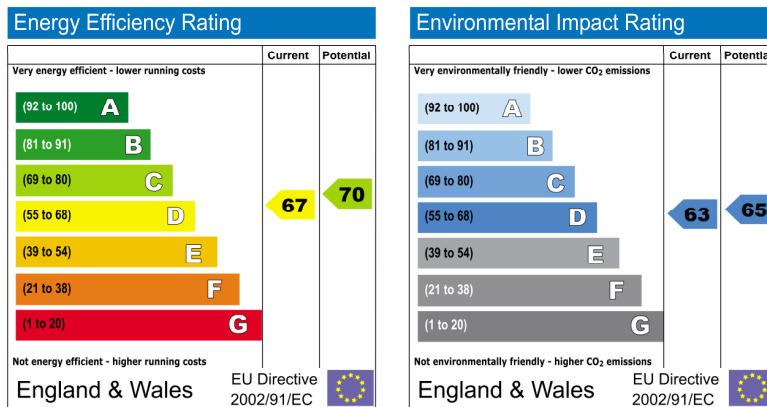
Please Note

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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Full Property Management Service

Competitive Charges

Friendly, helpful professional staff

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