

**SALES • RENTALS  
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**honeywell**

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

chartered surveyors • estate agents

# **19 BUCCLEUCH AVENUE CLITHEROE**

## **£675 per month**

- \* **Spacious, garden-fronted mid-terrace**
- \* **Open-plan lounge/dining room**
- \* **Three-piece bathroom with shower**
- \* **Enclosed rear yard, garden forecourt**
- \* **Three bedrooms**
- \* **Bright, modern kitchen**
- \* **Popular residential location**
- \* **Unfurnished.**



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A deceptively spacious mid-terrace house located in an established residential area, close to Clitheroe Town Centre and within easy reach of open countryside. The accommodation has recently been re-decorated and comprises entrance hall, open-plan lounge/dining room with fire, modern fitted kitchen, three bedrooms and a 3-piece white bathroom with shower. Outside, there is an enclosed rear yard and garden forecourt.

**Location:** From our office proceed down Parson Lane and continue straight on at the mini roundabout. Turn next right into Castle View and Buccleuch Avenue is the fourth turning on the left hand side.

**Entrance Vestibule:** Original tiled floor.

**Entrance Hall:** Polished wood floor, staircase to first floor.

**Open Plan Lounge/**

**Diner:** 8.5m x 3.7m (28'1" x 12'2"); open fire set in attractive stone fireplace, polished wood floor.

**Kitchen:** 4.1m x 2.5m (13'5" x 8'4"); with a range of attractive fitted wall and base units with complementary laminate working surfaces, built-in electric oven, four-ring gas hob and extractor over, integrated fridge, tiled floor, understairs storage cupboard, door to rear.

### **First Floor**

**Landing:**

**Bedroom One:** 4.6m x 3.4m (15'1" x 11'2"); good range of built-in wardrobes.

**Bedroom Two:** 4.0m x 3.0m (13'2" x 9'11").

**Bedroom Three:** 2.5m x 1.8m (8'3" x 5'9").

**Bathroom:** Housing three-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with electric shower over, tiled floor.

**Outside:** Enclosed rear yard, garden forecourt.

**Restrictions:** No DSS. No Pets. No Smokers.

**Deposit:** £850.00.

**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.



Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Chartered Surveyors and Estate Agents has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for rent with the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	67
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	