

9 CHURCH MEWS
PRINCESS STREET
GREAT HARWOOD
BB6 7EN



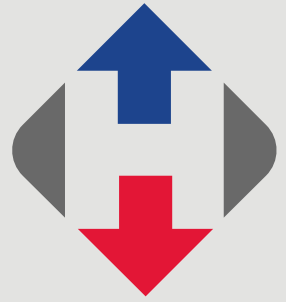
£550 per month



- Modern mews-style house
- Attractive fitted dining kitchen
- Decked front & rear garden areas
- Conveniently located for town centre
- Three bedrooms
- Lounge and conservatory
- 3-pce bathroom, cloakroom
- Unfurnished

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Modern townhouse situated in a prime location within the former grounds of St Hubert's Church offering excellent convenience for the local shops and within easy commuting distance of the motorway network.



The property offers bright spacious accommodation with attractive contemporary fitted kitchen, 2-piece cloakroom, lounge, conservatory, three bedroom and house bathroom with three-piece suite.

Outside, the property benefits from decked gardens to the front and rear.

LOCATION: Enter Great Harwood from the Whalley and Clitheroe direction on the A680. Continue down the hill and turn right at the traffic lights into Hyndburn Road. Follow the road up the hill and into the town. Cross the first roundabout then take the next left turning opposite Tesco's. Turn right at the T-Junction into Princess Street and the property is on the left hand side.

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

ENTRANCE HALL: Staircase to first floor.

CLOAKROOM: Two-piece white suite comprising low suite w.c. and washbasin.

KITCHEN: 3.0m narrowing to 2.0m x 4.0m (9'9" narrowing to 6'6" x 13'2"); range of modern wall and base units with complementary laminate working surfaces, built-in electric oven with four ring gas hob and extractor over, plumbing for washing machine.

LOUNGE: 4.9m x 3.8m (16'2" x 12'5").

CONSERVATORY: 2.4m x 2.4m (7'9" x 7'9").

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.1m x 3.0m (13'5" x 9'9").

BEDROOM TWO: 3.8m x 2.6m (12'5" x 8'6").





BEDROOM THREE: 2.3m x 2.1m (7'6" x 6'9").

BATHROOM: With 3-piece white suite comprising panelled bath with shower tap fitment, pedestal washbasin and low suite w.c.

OUTSIDE: Small enclosed decked rear garden and front decked garden area.

HEATING: Gas central heating.

COUNCIL TAX: Band B.

DEPOSIT: £700.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. No DSS.

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.





9 Church Mews, Great Harwood, BB6 7EN

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