

64 LUNE ROAD
CLITHEROE
BB7 4FW

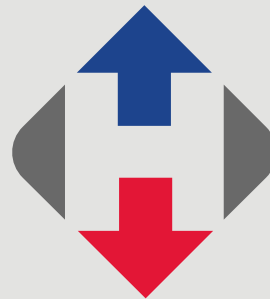
£775 per month



- Recently built mews property
- Presented to a high standard
- Fantastic lounge and kitchen
- Lawned front garden, driveway
- Three bedrooms, master en-suite
- Cloakroom and shower room
- Easy to maintain rear garden
- Unfurnished. Available immediately.

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A rare opportunity to rent a recently built property situated on the Ribble Meadows development, on the outskirts of Clitheroe, close to open countryside yet within easy reach of the town's amenities. The house is presented to high standards, offering spacious, light and airy accommodation throughout. On the ground floor, there is an entrance hall with storage cupboard, two piece cloakroom, bright fitted kitchen and lounge. On the first floor, there are three good bedrooms – one with en-suite shower room and a range of fitted furniture, and a three-piece house shower room. Outside, there is an easy to maintain rear garden with timber shed, a driveway and a small front lawned garden.



LOCATION: From our office continue straight on at the mini roundabout and over the railway bridge into Bawdlands. Take the second turning on the left, opposite Rufus Carr into Henthorn Road and continue into the open countryside. The turning for Ribble Meadows is on the right hand side and Lune Road is the first right hand turning, with number 64 being situated on the right hand side.

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

ENTRANCE HALL: Built-in storage cupboard, staircase to first floor.

CLOAKROOM: With 2-pce suite comprising low suite w.c. and pedestal washbasin.

KITCHEN: 3.7m x 2.3m (12'2" x 7'6"); a range of modern fitted wall and base units with complementary laminate working surfaces, integrated electric oven, 4-ring hob with extractor fan over, plumbing for washing machine.

LOUNGE: 4.6m x 4.6m (15'1" x 14'11"); with PVC French doors leading to rear garden, good-sized understairs storage cupboard.

FIRST FLOOR:

LANDING: Smoke alarm, built-in storage cupboard, attic access point.

BEDROOM ONE: 4.9m x 3.2m (16'0" x 10'4"); with an excellent range of built-in wardrobes, overhead cupboards and cabinets.

EN-SUITE: 3-pce white suite comprising low suite w.c., pedestal washbasin and walk-in shower enclosure housing thermostatically controlled shower.

BEDROOM TWO: 3.1m x 2.5m (10'1" x 8'2")

BEDROOM THREE: 2.7m x 1.9m (8'10" x 6'3").





SHOWER ROOM: 3-pce white suite comprising low suite w.c., pedestal washbasin and walk-in shower enclosure housing thermostatically controlled shower.

OUTSIDE: Easy to maintain rear paved garden with planting borders and timber shed. Lawned area to the front and driveway providing private parking.

EPC: The energy efficiency rating for this property is B.

DEPOSIT: £900.00

RESTRICTIONS: No Pets. No Smokers. No DSS.

AVAILABLE: Immediately. Unfurnished.

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 GUARANTEE

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