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18 LYTTON STREET BURNLEY

£450 per month

- * Attractive end terrace
- * Lounge with electric stove
- * Dining kitchen, utility room
- * Enclosed paved rear yard
- * 2 bedrooms, GCH, PVC DG
- * Spacious 3-pce white bathroom
- * Convenient popular location
- * Unfurnished. Avail. Immediately



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This well presented 2 bedroom stonebuilt end terraced house, which has recently been redecorated, is now available for rent. Situated in a popular convenient location yet tucked away towards the far end of Lytton Street, this property offers accommodation which is arranged over two floors and briefly comprises to the ground floor; lounge with electric feature stove, spacious dining kitchen with a bright range of white units and built-in oven and there is a rear porch and separate utility area. To the first floor are two bedrooms and a generous three piece white bathroom with shower over the bath. Externally, there is an enclosed paved yard to the rear of the property and gated rear access. The property is further enhanced by the modern day comforts of gas fired central heating and double glazing in PVC frames. Early viewing is recommended.

LOCATION: From junction 10 of the M65 proceed along Padiham Road in the direction of Padiham. After approximately 1 mile, after passing All Saints John the Baptist Church, Lytton Street is the fourth turning on the left hand side.

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

ENTRANCE VESTIBULE: With PVC front door, tiled walls to dado height and part panelled walls.

HALLWAY: With staircase leading to first floor.

LOUNGE: 4.4m x 3.6m (14'5" x 11'8"); with feature inset fireplace and hearth housing electric stove, television point, telephone point.

DINING KITCHEN: 4.6m x 2.9m (14'11" x 9'8"); good sized kitchen with a range of bright white fitted wall and base units with complementary laminate working surfaces, single stainless steel sink drainer unit with mixer tap, integrated stainless steel electric oven with 4-ring electric hob, wood effect vinyl flooring, understairs storage cupboard, wood door leading through to utility porch area.

REAR PORCH: With PVC external door, utility area with wall mounted cupboard, plumbing for washing machine.





FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.5m x 4.4m (14'8" x 14'7" maximum); with television point.

BEDROOM TWO: 3.2m x 2.1m (10'5" x 6'11"); with television point.

BATHROOM: Spacious 3-piece white suite comprising panelled bath with electric shower over, pedestal hand washbasin, low suite w.c. with push button flush, part tiled walls, wood effect vinyl flooring, recessed spotlighting, built-in storage cupboard also housing wall mounted combination gas central heating boiler.

OUTSIDE: Stone paved private enclosed rear yard with raised garden border, boundary wall with rear gate access.

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

VIEWING: By appointment with our office.

DEPOSIT: £550.00.

RESTRICTIONS: No DSS. No smokers. No pets.

AVAILABLE: Mid/End of December 2017.

EPC: The energy rating for this property is D.





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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

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 Estate Agents Ltd 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 sale with the property.

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