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honeywell

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

chartered surveyors • estate agents

10 MOORLAND CRESCENT CLITHEROE

£775 per month

- * Mature spacious semi-detached house
- * Lounge, dining room, sunroom, kitchen
- * Gardens to front & rear, driveway
- * Sought-after residential area
- * Three bedrooms
- * Bathroom with shower
- * Pleasant views
- * Unfurnished.



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A mature semi-detached house situated in this popular residential area on the outskirts of Clitheroe with easy access to the local amenities as well as the A59 by-pass which provides a good link to the motorway network. The property offers lovely family-sized accommodation comprising lounge, excellent fitted kitchen, sun room with delightful views towards Pendle and dining room, three bedrooms and three-piece bathroom with shower. Externally the house enjoys pleasant gardens, useful shed/workshop and driveway.

Location: From Clitheroe town centre continue straight on by the library clock into York Street and at the roundabout turn left into Well Terrace. After 100 yards turn right at the next roundabout into Pimlico Road and continue for approximately half a mile. Turn right into Moorland Road, then first right into Moorland Crescent.

- Entrance Hall:** Staircase to first floor, understairs storage cupboard.
- Lounge:** 4.4m x 4.2m (13'1" x 13'9") including bay window; with 'Living Flame' gas fire.
- Kitchen:** 5.9m x 2.1m (19'4" x 6'11"); range of fitted wall and base units with complementary laminate working surfaces, double gas cooker with 4-ring gas hob and extractor over, plumbing for washing machine and dishwasher, side door to outside. Open to:-
- Sunroom:** 2.3m x 2.5m (7'7" x 8'2"); delightful views towards Pendle and French doors to garden.
- Dining Room:** 3.4m x 3.7m (11'2" x 12'3").
- First Floor**
- Landing:** Loft access point.
- Bedroom One:** 3.4m x 3.1m (11'6" x 10'2"); range of built-in wardrobes, delightful views.
- Bedroom Two:** 3.7m x 3.4m (12'3" x 11'2").
- Bedroom Three:** 2.8m x 2.4m narrowing to 1.5m (9'2" x 7'10" narrowing to 4'11").
- Bathroom:** With three-piece suite comprising modern glass vanity washbasin, low suite w.c. and panelled bath with electric shower over.
- Outside:** Garden to front with lawn and planting borders, side driveway providing private parking. Pleasant rear garden mainly laid to lawn with planting borders and views towards Pendle Hill, shed/workshop.
- Restrictions:** No DSS. No Pets. No Smokers.
- Deposit:** £900.00.
- Available:** Late July, 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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