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honeywell

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

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BROOKLYN BACK LANE GRINDLETON

£1,150 per month

- * Excellent family-sized detached house
- * Spacious lounge open to dining room
- * Modern bathroom & shower room
- * Highly desirable village location
- * Four bedrooms, useful office
- * Contemporary kitchen, utility
- * Driveway, garage, gardens
- * Unfurnished.



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Situated in the sought-after village of Grindleton, tucked away on a private road, this modern detached property offers well-planned accommodation ideal for a family. The house has undergone a full refurbishment and on the ground floor boasts entrance hall, utility room, fitted kitchen with appliances, good-sized lounge open to dining room, two bedrooms and a luxury bathroom with shower. On the first floor, there are two further bedrooms with excellent storage, a useful office and a shower room. Externally, there is a driveway leading to a detached garage and garden areas to the front and rear.

Location: Entering Grindleton from the Chatburn direction, continue past the Buck Inn and take the first left into Back Lane. The house can be found on the left hand side.

Entrance Porch:

Entrance Hall: Staircase to first floor, understairs storage cupboard.

Utility Room: Plumbing for washing machine, stainless steel sink and drainer, wall-mounted central heating boiler, door to rear.

Kitchen: 3.0m x 3.4m (9'10" x 11'2"); with a range of modern fitted wall and base units with complementary laminate working surfaces, built-in double electric oven, four-ring ceramic hob with extractor over, integrated dishwasher, integrated fridge-freezer.

Dining Room: 3.3m x 3.0m (10'9" x 9'11"); open to:

Lounge: 4.8m x 4.6m (15'8" x 14'12"); with decorative stone fireplace.

Bedroom Three: 3.0m x 4.7m (9'10" x 15'4").

Bedroom Four: 3.5m x 2.1m (9'9" x 6'9").

Bathroom: Housing modern three-piece white suite comprising low suite w.c., vanity washbasin with cupboards under and panelled bath with shower tap fitment.

First Floor

Landing:

Bedroom One: 4.8m x 3.6m (15'8" x 11'9"); excellent eaves storage. Access to:

Useful Office: 2.6m x 1.9m (8'7" x 6'2"); limited standing room.

Bedroom Two: 4.7m x 3.6m (15'4" x 11'10"); excellent eaves storage.

Shower Room: Housing three-piece white suite comprising low suite w.c., pedestal washbasin and walk-in shower enclosure housing direct feed shower.

Outside: Gravelled front garden area and driveway leading to detached garage. Rear gravelled garden and further garden area which is to be landscaped in due course.

Extras: The property is fitted with a burglar alarm.

Restrictions: No DSS. No Pets. No Smokers.

Deposit: £1,500.00.

Available: Immediately.

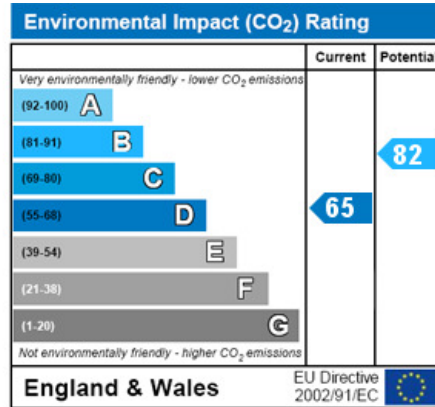
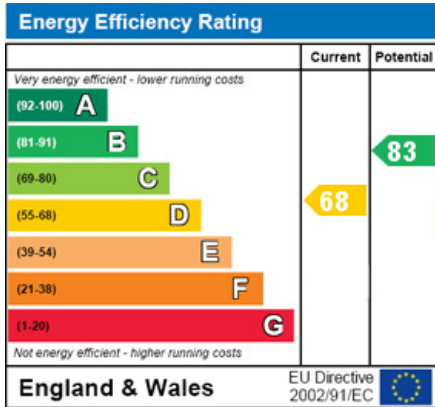
Please Note

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.



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