

SALES • RENTALS  
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honeywell

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

chartered surveyors • estate agents

## 6 LUNE ROAD CLITHEROE

### £775 per month

- \* Superbly presented modern end terrace
- \* Attractive fitted kitchen, lounge
- \* Presented to high standards
- \* Pleasant garden areas, driveway
- \* Three bedrooms – 1 en-suite
- \* Cloakroom, 3-pce bathroom
- \* Sought after location
- \* Unfurnished.



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We are delighted to offer this superb modern end terrace 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 bedrooms – one with en-suite shower room and a range of fitted wardrobes, and a three-piece bathroom. Outside, there is a pleasant rear garden with timber shed and a driveway to the front offers private parking.

**Location:** From our office turn right down Parson Lane and continue straight on at the mini roundabout then 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.

**Entrance Hall:** Built-in storage cupboard.

**Cloakroom:** Housing two-piece suite comprising low suite w.c. and pedestal washbasin.

**Kitchen:** 3.7m x 2.3m (12'2" x 7'6"); with range of attractive fitted wall and base units with complementary laminate working surfaces, integrated electric oven, four-ring gas hob and extractor fan over, integrated washer-dryer.

**Lounge:** 4.6m x 4.5m (15'1" x 14'9"); storage cupboard, PVC French doors to rear garden.

#### **First Floor**

**Landing:** Built-in storage cupboard.

**Bedroom One:** 3.6m x 2.5m (11'9" x 8'2"); excellent range of built-in wardrobes,.

**En-Suite:** Three-piece white suite comprising low suite w.c., pedestal washbasin and walk-in shower enclosure housing direct feed 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").

**Bathroom:** Three-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with shower tap fitment.

**Outside:** Rear garden with lawned area, paved patio and timber shed. Driveway providing private parking to the front.

**Restrictions:** No DSS. No Pets. No Smokers.

**Deposit:** £950.00.

**EPC:** Rating B.

**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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