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3 PALACE GARDENS PADIHAM ROAD BURNLEY

£1,100 per month

- * Modern executive detached house
- * Spacious flexible family accommodation
- * 3 receptions, large dining kitchen, utility
- * New carpets and decoration throughout
- * 4 double bedrooms, Gas CH, DG
- * New modern bathroom & en-suite
- * Gardens, double garage, drive
- * Unfurnished. Avail. immediately



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An impressive modern detached house situated on a generous plot with an established landscaped private south facing rear garden on a quiet cul-de-sac surrounded by a handful of similar properties, close by to surrounding countryside and with easy access to local transport and motorway networks. This spacious family house has just been upgraded in areas with newly fitted carpets and new decoration throughout, along with the installation of a new bathroom, en-suite and cloakroom. The accommodation is light and airy and is arranged across 2 floors with four double bedrooms with en-suite to master. The ground floor has two spacious living rooms, a separate dining room, sizeable dining kitchen and utility room. Externally there is a block paved driveway with ample parking, a good sized double garage with gardens that overlook woodland. The property enjoys the benefits of gas central heating and double glazing. Internal viewing is recommended.

LOCATION: From junction 10 of the M65 proceed along Padiham Road in the direction of Padiham. After approximately $\frac{3}{4}$ mile the entrance to Palace Gardens can be found on the left hand side, the property is situated in the far right corner of the cul-de-sac.

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

ENTRANCE VESTIBULE: With wood glazed front door.

HALLWAY: Spacious with spindle staircase to first floor, understairs cupboard.

CLOAKROOM: 2-pce new white suite comprising low suite w.c. with push button flush, pedestal wash basin with mixer tap, part panelled walls.

LOUNGE: 5.6m x 3.8m (18'3" x 12'7"); with marble feature fireplace housing coal effect Living Flame gas fire, television point, outlooks over rear garden.

SITTING ROOM: 4.4m x 3.8m (14'5" x 12'4"); with television point.

DINING ROOM: 4.4m x 3.0m (14'5" x 9'9"); with rear wood glazed external door to garden.

DINING KITCHEN: 5.8m x 3.2m (18'11" x 10'5"); bright fitted spacious room with a range of oak style wall and base units with complementary high gloss laminate working surfaces, tiled splash back, stainless steel $1\frac{1}{2}$ bowl sink drainer unit with mixer tap, integrated dishwasher, American style fridge freezer, integrated stainless steel electric oven and grill, 4-ring gas hob, outlooks over rear garden, rear wood glazed external door.

UTILITY ROOM: 3.2m x 1.9m (10'4" x 6'2"); with plumbing for washing machine, space for dryer, meter cupboard, wall mounted gas central heating boiler, external wood glazed door.





FIRST FLOOR:

GALLERY LANDING: With balustrade, built-in cupboard, loft access.

MASTER BEDROOM ONE: 4.9m x 4.4m (16'1" x 14'4" max).

EN-SUITE BATHROOM: Newly installed 3-pce white suite comprising pedestal wash basin with mixer tap, low suite w.c. with push button flush, panelled bath with mixer tap and thermostatic shower over, fitted glazed screen, panelled walls, vinyl flooring, extractor fan.

BEDROOM TWO: 3.9m x 3.7m (12'8" x 12'0"); with double built-in wardrobes.

BEDROOM THREE: 3.8m x 3.3m (12'4" x 10'11"); with double built-in wardrobes.

BEDROOM FOUR: 3.2m x 2.8m (10'4" x 9'3"); with built-in wardrobe.

FAMILY BATHROOM: Newly installed 3-pce white suite comprising pedestal wash basin with mixer tap, low suite w.c. with push button flush, panelled bath with mixer tap and thermostatic shower over, fitted glazed screen, panelled walls, vinyl flooring, extractor fan.

OUTSIDE: The property is enclosed by a stone boundary wall to the front with wrought iron gates onto a block paved driveway providing ample parking leading to a **DETACHED DOUBLE GARAGE** with 2 separate up and over doors. Side gate access leading through to an established landscaped side and rear garden, laid to lawn with mature planted borders with flower beds, shrubs and trees, stone paved patio area with boundary wall and fencing with pleasant outlooks across neighbouring woodland.

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

DEPOSIT: £1,600.00.

RESTRICTIONS: No DSS. No Smokers. No Pets.

AVAILABLE: Immediately.

EPC: The energy rating for this property is D.





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



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