

24 ROMAN WAY  
CLITHEROE  
BB7 1JF

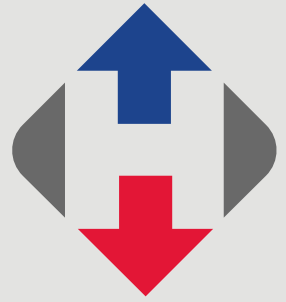
£725 per month



- Executive semi-detached house
- 3 bedrooms, one en-suite
- Luxury fitted kitchen with appliances
- Lounge open to dining area
- Gardens, parking and garage
- Gas central heating
- Desirable residential location
- Unfurnished

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**This executive semi-detached house is situated on the ever popular Highmoor Park development and within a short distance of Clitheroe town centre and the local shops with the A59 by-pass easily accessible.**



**The property offers family-sized accommodation with lounge open to dining area, two-piece cloakroom, attractive fitted kitchen with appliances, three bedrooms – one en-suite and three-piece house bathroom with shower.**

**Externally the property enjoys the benefits of garden areas to the front and rear, single garage and private parking.**

**LOCATION:** From our office continue along Castle Street and turn right at the library clock into Wellgate. Proceed to the 'Stop' sign, turn right and immediately left into Shawbridge Street and continue into Pendle Road. Turn left at the mini roundabout into Highmoor Park, continue to the end and turn right onto Roman Way. Turn second right into the cul-de-sac and the house can be found on the left.

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

**ENTRANCE VESTIBULE:**

**CLOAKROOM:** Housing 2-piece suite comprising wash handbasin and low suite w.c. Alarm panel.

**DINING AREA:** 2.5m x 2.8m (8'1" x 9'2"); patio doors to rear garden

**LOUNGE:** 3.7m x 4.6m (12' x 15'); Adam style fireplace with 'Living Flame' gas fire and marble surround. Open staircase to first floor.

**KITCHEN:** 2.8m x 2.3m (9'1" x 7'8"); with range of attractive fitted wall and base units, built-in electric oven, four-ring gas hob with extractor over, fitted dishwasher and fridge freezer.

**FIRST FLOOR:**

**BEDROOM ONE:** 2.9m x 2.9m (9'6" x 9'6"); built-in wardrobes.

**EN-SUITE:** Housing walk-in shower cubicle, pedestal washbasin and low suite w.c.

**BEDROOM TWO:** 2.7m x 2.8m (9' x 9'3").





**BEDROOM THREE:** 2.0m x 1.9m (6'5" x 6'4"); built-in wardrobe over stairwell.

**BATHROOM:** Housing 3-piece suite comprising panelled bath with shower tap fitment, pedestal washbasin and low suite w.c.

**OUTSIDE:** Lawned garden to front and parking for one car; single garage with power and light and rear garden with paved patio and lawned area.

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

**DEPOSIT:** £900.

**AVAILABLE:** Immediately.

**RESTRICTIONS:** No Pets. No Smokers. No DSS.

### 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.





## CONFIDENCE GUARANTEE

**FREE Property Appraisal**  
**No Set Up Fees**  
**Total Transparency**  
**40+ Years' Experience**  
**End Of Tenancy Management**



**CALLING ALL  
LANDORDS!**

**LET us LET your property to the right tenant**

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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