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honeywell

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

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16 PADIHAM ROAD SABDEN

£650 per month

- * Exceptional mid-terraced house
- * Dining room, living room, kitchen
- * 3-pce white bathroom suite
- * Sought-after village location
- * 3 bedrooms – 1 with en-suite
- * Family-sized accommodation
- * Charming patio garden, garage
- * Unfurnished.



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We are delighted to offer a deceptively spacious stonebuilt terraced home, situated in the heart of this popular Ribble Valley village. The property is presented to exacting standards offering spacious, well-planned accommodation, ideal for today's modern family. The ground floor comprises dining room with wood-burning stove and living room open to fitted kitchen. On the first floor there is a house bathroom and two bedrooms – both with fitted furniture and one with a quality en-suite shower room. The second floor boasts an excellent attic bedroom and outside there is a charming paved rear garden area and garage.

Location: Entering Sabden from the Clitheroe direction, continue straight on at the crossroads into Padiham Road and number 16 is located on the left hand side. Parking is available on the pay and display car park further down on the left hand side or alternatively street parking is free on St Nicholas Avenue.

Entrance Vestibule: .

Dining Room: 4.5m x 4.1m (14'8" x 13'5"); cast iron wood-burning stove set in attractive brick fireplace.

Living Room: 4.4m x 4.2m (14'5" x 13'9"); cast iron wood-burning stove, understairs storage cupboard, open to:

Kitchen: 4.8m x 2.3m (15'8" x 7'6"); with a range of attractive fitted wall and base units with complementary laminate working surfaces, built-in electric oven, four-ring ceramic hob, plumbing for washing machine and dishwasher. Door to rear.

First Floor

Landing: Built-in over stairs cupboard, staircase to attic room.

Bathroom: Housing 3-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with electric shower over.

Bedroom One: 4.1m x 3.8m narrowing to 2.5m (13'5" x 12'5" narrowing to 8'3"); excellent range of built-in wardrobes, drawers and overhead cupboards.

En-Suite: Luxury 3-piece shower room comprising walk-in shower enclosure housing direct feed shower, low suite w.c. and vanity washbasin.

Bedroom Two: 3.2m x 2.6m (10'6" x 8'6"); good range of built-in wardrobes and cupboards.

Second Floor

Bedroom Three: 3.9m x 4.3m (12'8" x 14'2"); built-in storage, two roof windows.

Outside: Garden forecourt and attractive paved rear yard. Garage with power, light and heating.

Heating: Gas fired central heating.

Restrictions: No DSS. No Pets. No Smokers.

Deposit: £800.00.

Council Tax: Band B.

EPC: The energy efficiency rating for this property is C.

Available: Early December, 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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