

134 WOONE LANE
CLITHEROE
BB7 1BN

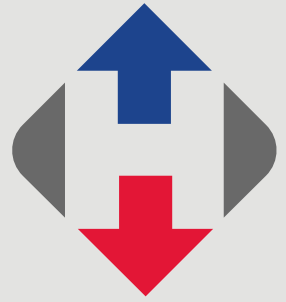
£550 per month



- Well-presented stonebuilt terrace
- 2 receptions, attractive fitted kitchen
- Enclosed rear yard, garden forecourt
- Popular residential location
- Two bedrooms
- Modern 3-pce bathroom
- Gas CH, PVC double glazing
- Unfurnished

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A well presented stone terrace situated in this attractive location which is not overlooked at the front and with outlooks across woodland towards the lodge. The accommodation comprises two reception rooms, with an open fire in the sitting room, contemporary fitted kitchen with integrated oven and hob, two bedrooms and a modern 3-piece bathroom with shower over the bath.



Externally there is a forecourt garden and a spacious paved yard to the rear with outside store. Benefits include gas central heating and PVC double. Viewing is recommended.

LOCATION: Travelling from Clitheroe centre, passing Sainsbury's on the left, take the second exit at the mini roundabout into Whalley Road and then turn first right into Greenacre Street. Turn first left into Woone Lane and the house can be found on the right after approximately quarter of a mile.

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

ENTRANCE PORCH: tiled floor and door leading to hallway.

HALLWAY: Staircase to first floor.

SITTING ROOM: 3.4m x 2.9m (11'3" x 9'5"); with fitted shelves in alcove, feature open fire with tiled hearth and inset and attractive surround. Varnished original floorboards

LOUNGE: 3.9m x 3.8m (12'9" x 12'4"); with understairs storage area.

KITCHEN: 4.3m x 2.4m (14' x 7'11"); fitted range of light wood effect wall and base units with complementary dark laminate work surface and tiled splashback, one and a half bowl stainless steel sink unit with mixer tap, electric cooker with stainless steel extractor canopy over, plumbing for a washing machine and dishwasher, space for fridge freezer, tiled floor, part-tiled walls, and PVC door to rear yard.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.9m x 3.5m (12'10" x 11'4"); PVC window. The property is not overlooked to the front and enjoys outlooks towards mature trees.





BEDROOM TWO: 3.8m x 1.8m (12'5" x 5'10"); with built-in overstairs storage cupboard.

BATHROOM: With modern 3-piece white suite comprising low suite w.c., pedestal washbasin with vanity mirror over and shaver point and panelled bath with chrome thermostatic shower over.

OUTSIDE: Forecourt garden stone paved for easy maintenance. To the rear is an enclosed yard which is paved, bin store and separate storage shed, outside light and gated access to the rear.

DEPOSIT: £700.00.

COUNCIL TAX: Band B.

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

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.





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