

4 MEADOW VIEW
CLITHEROE
BB7 2NT

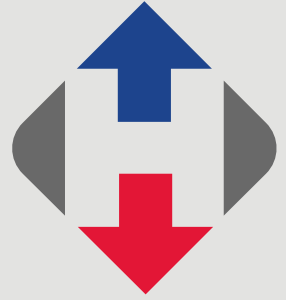
£750 per month



- Well-presented semi-detached home
- Open-plan lounge and dining room
- Modern bathroom and cloakroom
- Garden areas, driveway, garage
- Three good-sized bedrooms
- Contemporary fitted kitchen
- Popular residential location
- Unfurnished

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A modern semi-detached house situated on a quiet cul-de-sac in a sought-after residential location. The property has recently been refurbished throughout and offers excellent family-sized accommodation, which on the ground floor comprises 2-piece cloakroom, spacious open-plan lounge and dining room and a quality fitted kitchen. On the first floor, there are three generous bedrooms and a contemporary bathroom with shower.



Externally, there are gardens to the front and rear, which are mainly laid to lawn and a driveway leading to a single car garage.

LOCATION: From our office continue down Parson Lane, straight on at the mini-roundabout and over the railway bridge into Bawdlands. Continue straight ahead into Edisford Road and then take the first right turning, after the Spar, into St Paul's Street. Take the second right into Queen Street, then left into Union Street and finally right into Meadow View.

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

CLOAKROOM: Two-piece luxury suite comprising low suite w.c. and pedestal washbasin, tiled floor.

LOUNGE/DINER: 8.0m x 3.2m (26'4" x 10'5"); modern electric coal-effect fire.

KITCHEN: 4.5m x 2.8m narrowing to 1.8m (14'9" x 9'3" narrowing to 5'10"); with a range of contemporary fitted wall and base units with complementary laminate working surfaces and breakfast bar, integrated electric oven, five ring gas hob with extractor over, plumbing for washing machine and dishwasher, tiled floor, understairs storage cupboard.

FIRST FLOOR:

LANDING: Loft access point, built-in cupboard.

BEDROOM ONE: 4.0m x 3.2m (13'1" x 10'5").

BEDROOM TWO: 3.2m x 2.9m (10'6" x 9'7").

BEDROOM THREE: 2.8m x 2.6m (9'3" x 8'6"); built-in storage cupboard.

BATHROOM: Housing three-piece luxury suite comprising low suite w.c., pedestal washbasin and panelled bath with thermostatic shower over, tiled walls and floor.





OUTSIDE: Rear lawned garden with planting borders, front lawned garden and driveway leading to single car garage.

HEATING: Gas central heating.

DEPOSIT: £1,000.00.

AVAILABLE: Early July, 2018

RESTRICTIONS: No Pets. No Smokers. No DSS.

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

COUNCIL TAX: Band 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 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

