

ABBEY LEA COTTAGE SAWLEY BB7 4LE



£600 per month

(inc. utility bills, gardening & exterior window cleaning)



- Attractive self-contained apartment
- Lounge, modern fitted kitchen
- 3-pce bathroom with shower
- Single bedroom
- Sought after village location
- Garden area, private parking
- Open plan accommodation
- Unfurnished, available immediately.

This well-presented self-contained cottage is situated in an enviable location in the much sought-after Ribble Valley village of Sawley.

Offering light airy accommodation the property briefly comprises open plan living accommodation with lounge and attractive modern fitted kitchen, bedroom and three-piece bathroom with shower.

Enjoying a private garden area with extensive views of the Ribble Valley, dedicated off-road parking space, double security front door locking and double glazing. Included in the rent is up-keep of the garden, exterior window cleaning and the utility bills (electricity and water). Early viewing is recommended to avoid disappointment.

LOCATION: On entering Sawley from the A59, after approximately a quarter of a mile, count seven white stones on the left hand side and the driveway to Abbey Lea can be found.

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

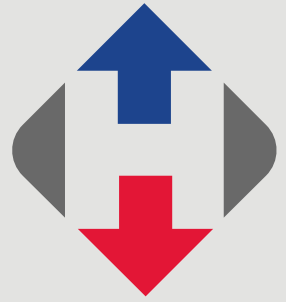
ENTRANCE HALL: Tiled floor, night storage radiator, fixed wardrobe, blind and curtains.

LOUNGE AREA: Glass door to patio, cushioned floor, night storage radiator, electric fire, television point, television point, picture lights and curtains.

KITCHEN AREA: Tiled floor with a range of attractive, modern fitted wall and base units, double electric oven, extractor fan, fridge, and washer/dryer, fire extinguisher and blinds.

BEDROOM: 2.5m x 2.9m (8'1" x 9'8"); carpeted, fixed wardrobe and drawers, telephone point, television point and curtains.

BATHROOM: Housing three-piece suite comprising panelled bath with electric shower over, low-suite w.c., pedestal wash basin, linen cupboard, blind and curtains.





OUTSIDE: Small private garden with garden furniture, off road private parking.

EXTRAS: The rent includes utility bills, gardening and exterior window cleaning. Tenants are responsible for payment of the Council Tax, telephone bills and television licence.

HEATING: Electric night storage.

DEPOSIT: £800.00.

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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