

4 CHURCH MEWS  
GREAT HARWOOD  
BB6 7EN

£575 per month



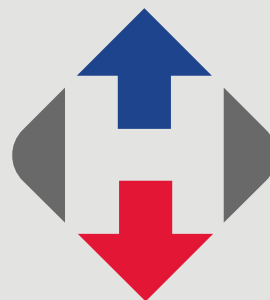
- Attractive modern end townhouse
- Lounge, conservatory, fitted kitchen
- Rear garden, private parking
- Convenient location for town centre
- Three bedrooms – one en-suite
- White bathroom with shower
- Gas CH, double glazing
- Unfurnished. Available immediately.

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**Modern townhouse situated in a prime location within the former grounds of St Hubert's Church offering excellent convenience for the local shops and within easy commuting distance of the motorway network.**

**The property is presented to good standards and offers attractive modern fitted kitchen, lounge, conservatory, three bedrooms – one with en-suite shower room and a three-piece house bathroom .**

**Outside the property benefits from a driveway providing parking and rear garden with decked areas.**



**LOCATION:** Proceed along Queen Street and turn right just before Tesco, then immediately right into Princess Street. Church Mews is situated at the end on the left hand side.

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

**ENTRANCE HALL:** Staircase to first floor.

**CLOAKROOM:** Housing two-piece white suite comprising low suite w.c. and hand washbasin.

**KITCHEN:** 3.9m to 3.2m x 2.7m (12'11" to 10'5" x 9') modern fitted kitchen with range of wall and base units with complementary laminate working surfaces, built-in stainless steel electric oven with four ring gas hob and matching cooker hood, , built-in dishwasher, plumbing for washing machine.

**LOUNGE:** 4.7m x 3.6m (15'6" x 11'9");, French doors through to conservatory.

**CONSERVATORY:** 2.7m x 2.3m (8'9" x 7'7"); with French doors leading to outside.

**FIRST FLOOR:**

**LANDING:** Built-in storage cupboard with shelving.

**BEDROOM ONE:** 3.7m x 3.2m (12'0" x 10'6").

**EN-SUITE:** 3-piece modern white suite comprising low suite w.c., vanity wash basin with cupboard under, and shower enclosure.

**BEDROOM TWO:** 3.1m x 2.5m (10'0" x 8'1").

**BEDROOM THREE:** 2.2m x 2.1m (7'1" x 6'10").





**BATHROOM:** Three-piece white suite comprising low suite w.c., pedestal wash basin and panelled bath with shower over.

**OUTSIDE:** Block paved front driveway providing off-road parking for two cars. To the rear is a good-sized easy maintenance garden.

**HEATING:** Gas central heating.

**DEPOSIT:** £663.00.

**AVAILABLE:** Immediately.

**RESTRICTIONS:** No Pets. No Smokers. Unfortunately no Housing Benefit claimants can be considered due to a restriction in the Landlord's mortgage term.

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

**COUNCIL TAX:** Band B.

#### **Please Note**

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

Payment of the first month's rent and deposit **MUST** be made by bank transfer, Building Society counter cheque or debit card. 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 or cash.





4 Church Mews, Great Harwood, BB6 7EN

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LANDORDS!

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