

FOUR ACRES
WISWELL
BB7 9BZ

£1,500 per month



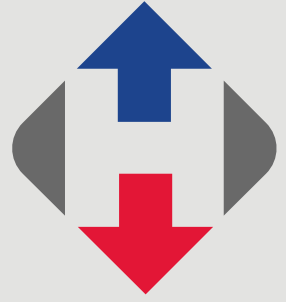
- Spacious detached house
- Stunning views across Ribble Valley
- Large lounge and dining room
- Prestigious village location
- 4 bedrooms, en-suite
- Breakfast kitchen, excellent sun-room
- Shower room, house bathroom
- Unfurnished. Available immediately.

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Situated in the highly desirable village of Wiswell, this detached home offers excellent family-sized accommodation with easy access to the local amenities and road networks.

The ground floor comprises spacious through lounge, dining room, shower room, breakfast kitchen and extended sunroom. On the first floor, there are four good bedrooms - en-suite to the master, bathroom and study area.

Outside, there are delightful garden areas overlooking open countryside, driveway and large garage.



LOCATION: Entering Wiswell from the Whalley direction keep right at the fork and proceed through the centre of the village and continue straight on into Pendle Road. After passing Leys Close on the right the house can be found on the left-hand side.

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

ENTRANCE HALL: Staircase off to first floor with understairs storage cupboard, wooden flooring, large walk-in cloaks cupboard.

SHOWER ROOM: Modern 3-piece suite comprising low suite w.c., wall-hung vanity washbasin with chrome mixer tap, large walk-in wet shower area with glass door and chrome thermostatic shower, storage cupboard housing central heating boiler, tiled floor, part-tiled walls.

LARGE THROUGH LOUNGE: 7.3m x 4.8m narrowing to 3.3m (23'10" x 15'9" narrowing to 10'11"); with feature bay window to the front, patio doors to the rear, excellent views across the Ribble Valley, feature stone fireplace and hearth housing cast iron log burning stove.

DINING ROOM: 3.7m x 3.6m (12'1" x 11'8").

BREAKFAST KITCHEN: 5.3m x 3.5m (17'5" x 11'7"); attractive range of maple fronted wall and base units with a mixture of hardwood and solid black granite working surfaces, tiled splashback and under unit lighting, integrated double electric oven, 4-ring ceramic hob with extractor over and integrated dishwasher, space and plumbing for American style fridge freezer, Karndean flooring. Open to sun lounge.

SUN LOUNGE: 5.6m x 4.2m (18'4" x 13'11"); an excellent place to enjoy the stunning westerly aspects across the Ribble Valley, glazed PVC French doors opening onto decked patio area, Karndean flooring with electric underfloor heating, door to integral garage.

FIRST FLOOR:

LANDING: Study area with fitted desk and Velux window, storage area to the side.

BEDROOM ONE: 3.5m x 4.1m (11'7" x 13'5"); extensive range of fitted wardrobes, fitted drawers, bedside cabinets, stunning views across the Ribble Valley.





EN-SUITE SHOWER ROOM: With 3-piece white suite comprising low suite w.c., vanity washbasin with chrome mixer tap and double shower enclosure with thermostatic shower.

BEDROOM TWO: 3.6m x 3.4m (11'10" x 11'); with eaves storage and open views.

BEDROOM THREE: 3.0m x 2.5m (9'10" x 8'4"); with built-in shelving, open views.

BEDROOM FOUR: 2.6m x 2.3m (8'6" x 7'8"); with open views.

BATHROOM: 3-piece white suite comprising low suite w.c, pedestal washbasin with chrome tap and panelled bath with chrome shower tap fitment and fitted glass shower screen, part-tiled walls.

GARAGE: 12.1m x 4.2m (39'3" x 13'10"); large 3-car garage with electrically operated up-and-over door, power and light, plumbing for washing machine.

OUTSIDE: There is a Tarmac drive leading to an Indian stone paved parking and turning area. Front garden with lawn and raised flower beds, mature plants and shrubs. Access along the side of the house leading to the rear garden with large raised decked area and feature glass balustrade, which is situated off the sun lounge and is an ideal place for the afternoon and evening sun.

Steps down to the rear garden with decked pathways. The garden is covered with slate chippings for easy maintenance with mature planting. Timber boundary fence, timber storage shed and PVC lean-to potting shed.

HEATING: Gas central heating.

DEPOSIT: £2,500.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. No DSS.

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

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.



Four Acres, Wiswell, BB7 9BZ

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