

4 WELL STREET
PADIHAM
BB12 8LE

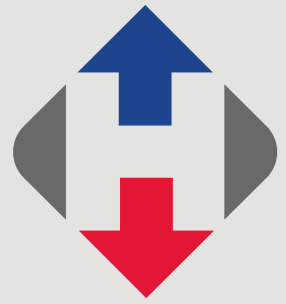
£450 per month



- Attractive stonebuilt cottage
- Cosy well-presented accommodation
- Open lounge area with fireplace
- Modern kitchen with built-in oven & hob
- 2 bedrooms, 3-pce bathroom
- Gas central heating, double glazing
- Tucked away & convenient location
- Unfurnished. Available early December

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A lovely cosy stonebuilt cottage situated in a tucked away yet convenient location on the outskirts of Padiham, offering good road access to the local towns and M65 motorway.



The cottage has been well maintained and offers open-plan living space on the ground floor with a lounge with decorative stone fireplace open to a modern fitted kitchen. On the first floor are two bedrooms and a three-piece bathroom with shower over the bath.

Outside, there is a small rear yard.

LOCATION: On entering Padiham from the Simonstone direction proceed down the hill along Whalley Road. Turn left at the main roundabout into Arbory Drive, then turn first right into West Street and continue straight on. Well Street is the next turning on the left hand side.

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

ENTRANCE: With PVC front door.

LOUNGE: 5.6m x 3.7m (18'6" x 12'0"); with laminate flooring, understairs storage cupboard, feature ceiling beams, decorative feature stone fireplace surround with beamed mantle over, television point, staircase leading to first floor, open to:

KITCHEN: 3.2m x 2.9m (10'7" x 9'8"); modern range of fitted wall and base units with complementary laminate working surfaces, stainless steel sink drainer unit with mixer tap, wall-mounted combination gas central heating boiler, integrated fridge freezer, plumbing for washing machine, integrated electric oven with 4-ring gas hob and extractor filter canopy over, PVC glazed external rear door.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.7m x 2.1m (12'2" x 6'9"); with laminate flooring.

BEDROOM TWO: 2.8m x 1.9m (9'4" x 6'2"); with built-in storage cupboard.

BATHROOM: With 3-piece white suite comprising panelled bath with shower over, low suite w.c. and pedestal washbasin.





OUTSIDE: Small enclosed rear yard area with wall and gate access.

HEATING: Gas central heating.

DEPOSIT: £519.00.

EPC RATING: D.

COUNCIL TAX: Band A.

AVAILABLE: Early December, 2019.

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

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.



CONFIDENCE GUARANTEE

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4 Well Street, Padiham BB12 8LE

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