

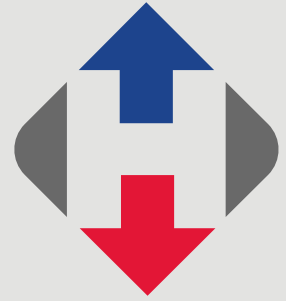
9 ARBORIES AVENUE  
PADIHAM  
BB12 8LB

£650 per month



- Impressive garden fronted terrace
- Stunning internal accommodation
- 2 receptions, modern kitchen
- Attractive patio & decked garden
- 2 double bedrooms, Gas CH
- Modern 3-piece bathroom, PVC DG
- Excellent favoured location
- Unfurnished. Available Early/Mid March

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Attractively situated on Arbories Avenue, a popular location only a short distance from the town centre with its many amenities and excellent access to local road and transport networks. This impressive garden fronted terrace offers deceptively spacious living accommodation which is beautifully presented throughout. Internally on the ground floor it boasts a hallway, lovely front lounge with feature bay window, generous dining room and sizeable modern kitchen with an array of integrated appliances. The first floor has two double bedrooms and a modern 3-piece bathroom. There is fantastic space externally with a beautifully landscaped stone patio and decked rear garden. The property is complemented by gas central heating and PVC double glazing. An internal viewing is highly recommended.

**LOCATION:** On entering Padiham along Whalley Road, Arbories Avenue is the second turning on the right hand side and the property is situated on the right.

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

**ENTRANCE VESTIBULE:** With double glazed panelled front door, laminate flooring.

**HALLWAY:** With coved cornicing, laminate flooring, staircase leading to first floor.

**LOUNGE:** 4.6m x 3.2m (14'11" x 10'7" into bay window); with attractive wooden fireplace surround with marble inset and hearth housing coal effect living flame gas fire, feature bay window, cupboards in alcove housing gas meter box, television point, pleasant outlooks.

**DINING ROOM:** 4.4m x 4.1m (14'7" x 13'5"); with laminate flooring, understairs storage cupboard also housing electric meter box, television point, gas fire with gas central heating back boiler, outlooks over rear garden.

**KITCHEN:** 5.4m x 2.1m (17'7" x 6'10"); stunning sizeable modern kitchen with a fantastic range of cream high gloss fitted wall and base units with complementary laminate working surfaces, stainless steel integrated electric oven and grill, 4-ring gas hob with stainless steel extractor canopy, square glass splash back, single sink drainer unit with mixer tap, integrated fridge freezer and dishwasher, plumbing for washing machine, tiled flooring, wall mounted radiator, PVC glazed external door.

#### **FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE (front):** 4.4m x 3.8m (14'5" x 12'6"); with built-in wardrobe, cupboards over, pleasant outlooks.

**BEDROOM TWO (rear):** 4.1m x 2.5m (13'4" x 8'3"); with built-in store cupboard.

**BATHROOM:** Modern 3-pce white suite comprising panelled bath with electric shower over, pedestal wash basin, low suite w.c. with push button flush, tiled flooring, halogen ceiling spotlights, fully tiled walls, storage cupboard housing hot water tank.





**OUTSIDE:** Front garden area laid to plum slate chippings and planted shrubs, stone front pathway and wrought iron railings. To the rear is a delightful south west facing cottage style garden largely laid to a good sized modern Indian stone cobbled patio area with mature planted borders with shrubs and several trees, there is also a raised timber decked area with LED deck lighting, 2 external stores, security light, boundary wall and rear gate access.

**HEATING:** Gas fired hot water central heating.

**ENERGY PERFORMANCE:** The property rating is E.

**DEPOSIT:** £850.00

**RESTRICTIONS:** No DSS. No smokers. No pets.

**AVAILABLE:** Early/Mid March 2019.

**VIEWING:** By appointment with our office.

**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 BACS, 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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