

3 CLOUGH LANE
SIMONSTONE
BB12 7HW

£650 per month

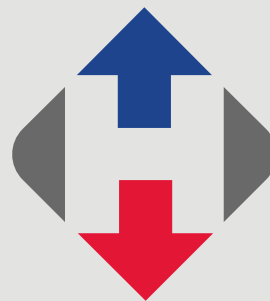


- Delightful end-terrace cottage
- Lounge, dining kitchen, utility room
- Garden areas to front and rear
- Sought-after village location
- Two good-sized bedrooms
- 3-piece bathroom with shower
- Double garage, driveway
- Unfurnished. Available immediately.

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This desirable end terrace cottage is located in the sought-after village of Simonstone, convenient for the village amenities and access to the M65 motorway.

Offering delightful character accommodation, the property comprises lounge with feature fireplace, fitted dining kitchen with built-in appliances and utility room off. On the first floor there are two good-sized bedrooms, both with beamed ceilings and three-piece bathroom with electric shower.



Outside the house enjoys gardens to the front and side with an enclosed rear patio and double garage.

LOCATION: Entering Read and Simonstone from the Whalley direction proceed through the centre of the village, past the garage on the left and then turn left into School Lane. Proceed past the school and turn right into Clough Lane.

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

ENTRANCE PORCH.

LOUNGE: 4.7m x 4.1m (15'6" x 13'7"); attractive stone fireplace housing decorative fire, under stairs storage cupboard.

DINING KITCHEN: 5.1m x 3.8m (16'10" x 12'7"); with a range of attractive fitted wall and base units, integrated dishwasher, integrated refrigerator, double electric oven and four-ring gas hob with extractor over.

UTILITY ROOM: built-in wall and base units, plumbing for washing machine, wall-mounted boiler, door to rear.

FIRST FLOOR:

LANDING: Built-in storage cupboard.

BEDROOM ONE: 4.1m x 4.1m (13'7" x 13'7"); good range of built-in wardrobes.

BEDROOM TWO: 3.8m x 3.4m (12'7" x 11'3").

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

OUTSIDE: Front and side garden areas, enclosed rear yard, driveway and double garage.





DEPOSIT: £750.00

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

AVAILABLE: Immediately.

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

COUNCIL TAX: Band C.

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.





3 Clough Lane, Simonstone, BB12 7HW

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LANDORDS!**

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please ask for details

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