

15 GREENFIELD AVENUE
CHATBURN
BB7 4AJ

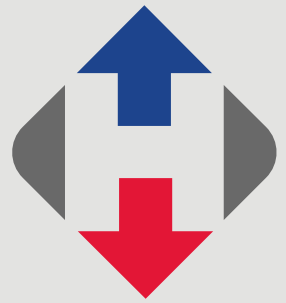
£625 per month



- Superbly presented terrace house
- Modern fitted kitchen
- Spacious bright lounge with wood burner
- Much sought-after village location
- 2 good-sized double bedrooms
- Contemporary 3-pce bathroom
- Good-sized tiered rear garden & outhouse
- Unfurnished. Available immediately.

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Situated at the centre of the sought after Ribble Valley village of Chatburn this terrace cottage is presented to a superb standard. The property lies a short walk from the village amenities and around 5 minutes drive from Clitheroe and its host of amenities.



Accommodation comprises a lounge with multi fuel burner, modern fitted dining kitchen, two good-sized bedrooms and an excellent three-piece bathroom.

Externally, the house enjoys a garden forecourt, good-sized tiered rear garden and useful outhouse. Viewing is recommended.

LOCATION: Leave Clitheroe on Chatburn Road and pass straight over the roundabout into the village of Chatburn. Drop down the hill into the centre of the village and turn left onto Ribble Lane. Follow the road down before turning left onto Greenfield Avenue. Number 15 is on the left hand side.

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

ENTRANCE PORCH.

LOUNGE: 4.6m x 3.7m (15" x 12"); laminate wood effect flooring, built-in storage cupboards, multi-fuel stove set in a brick surround with stone flagged hearth and wood lintel.

DINING KITCHEN: 3.7m x 3.5m (12"1" x 11"7"); with a range of modern fitted base and matching wall storage cupboards with complementary working surfaces and a range of built-in appliances, electric oven and grill, 5-ring gas hob with extractor hood over, staircase to the first floor landing, understairs storage cupboard and door to the rear of the property.

FIRST FLOOR:

LANDING: With vaulted ceiling, exposed brick wall, sky light window and attic access point to fully boarded and insulated loft with power, lights and sky light.

BEDROOM ONE: 3.7m x 3.5m (12"2" x 11"4"); with cosmetic fireplace and television point.

BEDROOM TWO: 3.7m x 2.6m (12"2" x 8"5").

BATHROOM: With 3-piece white suite comprising low level w.c. vanity wash handbasin and a panelled bath with plumbed shower over and rainfall shower, vanity screen, heated towel rail, low voltage lighting and sky light window.





OUTSIDE: To the front of the property is a low maintenance garden area, whilst to the rear is a good-sized tiered garden with astro turf and flowerbeds. The property also benefits from a outhouse with power, lighting points and is plumbed and drained for an automatic washing machine.

DEPOSIT: £721.00.

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 A.

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.





15 Greenfield Avenue, Chatburn, BB7 4AJ

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