

1 EIGHTACRE AVENUE
SABDEN
BB7 9HQ

£975 per month

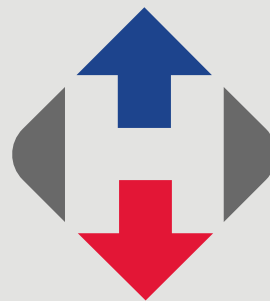


- Semi-detached dormer bungalow
- Fitted kitchen with utility area
- Lounge, dining room & conservatory
- Sought-after village location
- Four bedrooms
- Bathroom & shower room
- Good-sized gardens & driveway
- Unfurnished. Min 12-month tenancy.

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Situated on a popular residential cul-de-sac in the sought-after village of Sabden, this semi-detached dormer bungalow offers good-sized accommodation, ideal for a family.

The house is presented to good standards and the ground floor accommodation briefly comprises fitted kitchen, dining room, lounge, conservatory, bathroom and fourth bedroom. On the first floor, there are three further bedrooms and a shower room. Outside, the house enjoys gardens to the front and rear as well as a driveway.



LOCATION: Enter Sabden from the Clitheroe direction, passing over Pendle Hill into Clitheroe Road. Turn left into Crowtrees Road and then third left into Eightacre Avenue.

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

ENTRANCE PORCH:

UTILITY AREA: Plumbing for washing machine.

KITCHEN: 3.0m x 2.9m (9'10" x 9'7"); with a range of modern fitted wall and base units with complementary laminate working surfaces, integrated electric oven, 4-ring ceramic hob with extractor over, integrated fridge.

INNER HALL: Built-in storage cupboard.

BEDROOM FOUR: 3.1m x 2.4m (10'2" x 7'10"); built-in wardrobe, laminate wood floor.

BATHROOM: Housing three-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with shower tap fitment.

DINING ROOM: 2.7m x 3.1m (8'11" x 10'1").

LOUNGE: 5.6m x 3.3m (18'5" x 10'9"); with laminate wood floor, electric coal-effect fire, staircase to first floor.

CONSERVATORY: 2.7m x 2.6m (8'9" x 8'6"); overlooking the rear garden.

FIRST FLOOR:

BEDROOM ONE: 3.6m x 3.0m (11'10" x 9'11").





BEDROOM TWO: 3.6m x 2.7m (11'9" x 8'10").

BEDROOM THREE: 3.2m x 2.2m (10'5" x 7'3") limited headroom; with Velux window, built-in cupboard.

SHOWER ROOM: Housing three-piece suite comprising low suite w.c., pedestal washbasin and walk-in shower enclosure with direct feed shower.

OUTSIDE: Rear garden mainly laid to lawn with pond, planting borders and greenhouse, timber shed. Front garden area and driveway providing parking.

DEPOSIT: £1,125.00

RESTRICTIONS: No Pets and no Smokers

AVAILABLE: Immediately. Minimum 12 months tenancy.

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

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.





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