

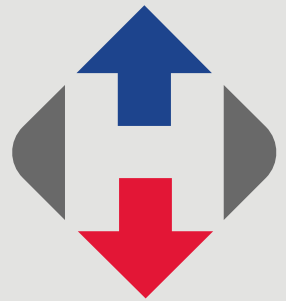
8 PENDLE STREET WEST  
SABDEN  
BB7 9EG  
£750 per month



- Stunning mid-terrace house
- Lovely kitchen extension
- Contemporary shower room
- Highly desirable village location
- 2 reception rooms with open fires
- 2 double bedrooms with fitted wardrobes
- Enclosed rear yard, planting area
- Unfurnished. Min 12-month tenancy.

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**We are delighted to offer this beautifully presented mid-terraced home, situated in a quiet cul-de-sac location in the sought-after village of Sabden.**



**The accommodation comprises lounge, living room, fitted kitchen, two generous bedrooms and a luxury three-piece shower room.**

**Externally there is an enclosed rear yard with store and a further area for planting.**

**LOCATION:** Entering Sabden from the Clitheroe direction, turn right at the crossroads into Whalley Road. Proceed past the Pendle Witch pub and the telephone box, then turn left into Watt Street. Pendle Street West is the second turning on the right hand side.

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

**LOUNGE:** 4.3m x 3.7m (14'1" x 12'1"); with open fire set in attractive surround.

**LIVING ROOM:** 4.3m x 4.3m (14'1" x 14'1"); with open fire set in attractive surround, understairs storage cupboard and open to:

**KITCHEN:** 3.4m x 3.2m (11'1" x 10'4"); with a range of attractive fitted wall and base units with complementary working surfaces, built-in wall shelves, integrated electric oven, 4-ring ceramic hob extractor over and door to rear.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 3.3m x 3.0m (10'8" x 9'8"); with excellent range of built-in wardrobes and decorative fireplace.

**BEDROOM TWO:** 4.3m x 2.5m (14'1" x 8'2"); built-in wardrobe and decorative fireplace.

**SHOWER ROOM:** Housing three-piece contemporary suite with large wash basin, wall-hung w.c, large walk-in shower with twin head shower fittings, fully tiled floor with underfloor heating and fully tiled walls.





**OUTSIDE:** Enclosed rear yard with built-in shed and further planting area.

**DEPOSIT:** £865.00

**RESTRICTIONS:** Strictly no pets and no Smokers.

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Band B, £1,452.73 (April 2020).

#### **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.

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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