

2 ST NICHOLAS AVENUE
SABDEN
BB7 9HR



£875 per month



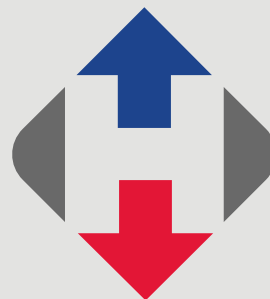
- Detached true bungalow
- Dining kitchen, lounge
- Shower room
- Enclosed rear garden, gardener included
- Set on generous corner plot
- 2 bedrooms & office/hobby room
- Driveway & detached garage
- Unfurnished. Min 12-month tenancy.

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A detached true bungalow positioned on a generous corner plot close to the centre of the popular village of Sabden.

The flexible living accommodation offers dining kitchen, lounge, two/three bedrooms, office/day room and house shower room.

Externally it benefits from front and side lawns with mature planted borders, driveway parking for two cars and detached single garage. To the rear of the property is a south-west facing enclosed Astro-lawn with planted borders.



LOCATION: Entering Sabden from the Clitheroe direction continue to the bottom of the hill, St Nicholas Avenue is on the left-hand side and number 2 is the first property on the right hand side.

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

ENTRANCE PORCH: With door to:

RECEPTION HALLWAY: Store cupboard with shelving, electric cupboard with hanging cloaks.

DINING KITCHEN: 3.4m x 2.6m (11'3" x 8'8"); with fitted wall and base units, a gas fired boiler supplying domestic hot water and central heating, plumbed for automatic washing machine and space for fridge.

LOUNGE: 5.7m x 3.9m (18'10" x 12'11"); with views onto the front garden and across to Pendle Hill. electric fire and four wall light points.

BEDROOM ONE: 3.4m x 2.9m (11'3" x 9'8"); built in wardrobes with hanging rail and store cupboards over.

BEDROOM TWO: 2.5m x 2.4m (8'4" x 8'); single size bedroom with built-in wardrobe with hanging rail, shelving and store cupboard over.

BEDROOM THREE 2.9m x 3.1m (9'8" x 10'3"); this room could be used as a separate reception room or alternatively a third bedroom with, sliding patio doors to conservatory.

CONSERVATORY: 2.4m x 3.0m (8' x 9'11") with views onto rear garden.





SHOWER ROOM: Housing three-piece suite with double walk-in shower, low level w.c, and pedestal handbasin.

OUTSIDE: the property benefits from a maintained garden to the front and the side which is laid to lawn with mature borders, to the rear of the property is a south-west facing patio and Astro turf lawn with planted borders, private driveway with parking for two vehicles and a detached garage with up-and-over door.

DEPOSIT: £980.00

RESTRICTIONS: No pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band D, £1,867.80 (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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