

20 VICTORIA AVENUE  
CHATBURN  
BB7 4AZ



£725 per month

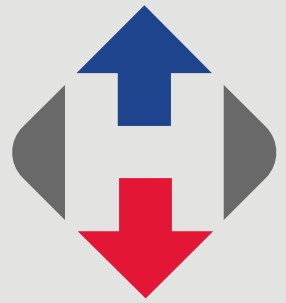


- Spacious 3-storey mid terrace
- Attractive fitted kitchen
- Garden forecourt, rear yard
- Sought-after village location
- 2 reception rooms
- 3 bedrooms
- Modern bathroom with shower
- Unfurnished. Min 12-month tenancy.

[honeywell-lettings.co.uk](http://honeywell-lettings.co.uk)

**Situated in the highly sought-after village of Chatburn, this deceptively spacious mid-terrace house offers well-maintained accommodation arranged over three floors.**

**The property comprises entrance hall, sitting room, living room, fitted kitchen, modern bathroom with shower and three bedrooms.**



**Outside there is a forecourt garden to the front and to the rear is an enclosed yard with outhouse.**

**LOCATION:** On entering Chatburn from the Clitheroe direction proceed down the hill into the centre of the village passing the Post office on the left. Continue up the hill and turn right into Downham Road and then first right after the bridge. At the end turn left and follow the road around to the right into Victoria Avenue.

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

#### **ENTRANCE VESTIBULE:**

**ENTRANCE HALL:** With staircase to first floor.

**SITTING ROOM:** 3.5m x 3.1m (11'4" x 10'1").

**LIVING ROOM:** 4.1m x 3.9m (13'4" x 12'7"); with electric log effect fire in attractive surround and understairs storage cupboard.

**KITCHEN:** With a range of modern fitted wall and base units with complementary laminate working surfaces, integrated electric oven, 4-ring gas hob with extractor hood over, integrated fridge freezer and door to rear.

#### **FIRST FLOOR:**

**LANDING:** With staircase to attic bedroom.

**BEDROOM ONE:** 4.1m x 3.5m (13'4" x 11'4"); with good-sized built-in cupboard.

**BEDROOM THREE:** 2.8m narrowing to 1.8m x 3.1m (9'1" narrowing to 5'9" x 10'1").

**BATHROOM:** Housing three-piece contemporary suite comprising a low suite w.c, panelled bath with electric shower over, vanity wash basin with cupboards under.





**SECOND FLOOR:**

**BEDROOM TWO:** 5.2m x 3.7m (17' x 12'1").

**OUTSIDE:** Garden forecourt, enclosed rear yard with steps and outhouse with power, light and plumbing for washing machine.

**DEPOSIT:** £836.00

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

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Band B.

**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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