

4 STEPHEN MEWS
CLITHEROE
BB7 1EP



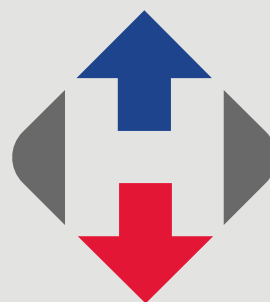
£1,000 per month



- Semi-detached town house
- 4 bedrooms, 1-en-suite
- Rear garden with patio
- Driveway, parking & single garage
- First floor lounge with views
- Dining kitchen & cloakroom
- Accommodation over 3 floors
- Unfurnished. Min 12-month tenancy.

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A semi-detached town house offering four bedrooms, shower room, bathroom and ground floor WC. Quality fitments throughout with pleasant décor. Driveway parking to a single integral garage. Rear garden with patio and planted border. Located in this popular area of Clitheroe and easily accessible to Whalley Road and the A59.



LOCATION: From our office continue down Parson Lane, over the mini roundabout and onto Bawdlands. From here turn left at the next junction onto Eshton Terrace and follow the road over the railway crossing before turning fourth right onto Woone Lane. Continue down Woone Lane passing the nature reserve on the left hand side before turning right near the end of the road onto Edward Drive and then first left onto Stephen Mews, number 4 can be found on the right hand side.

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

RECEPTION HALLWAY: Staircase to first floor, under stairs store cupboard.

CLOAK ROOM: Comprising of a two-piece suite

DINING KITCHEN: 4.8m x 3.1m (15'10" x 10'3"); with a range of quality appointed modern wall and base units with a range of integrated appliances including, Zanussi double oven, fridge, freezer, dishwasher, washing machine, four-ring gas hob and extractor fan, gas fired boiler, work surface preparation areas to three sides, tile effect flooring and opening twin doors onto the rear patio.

FIRST FLOOR:

LANDING: Return landing with balustrade and spindles.

LOUNGE: 4.8m x 3.2m (15'10" x 10'7"); with views onto the rear garden.

BATHROOM: Housing a three-piece suite incorporating a twin flush wc, pedestal handbasin and bath with mixer tap, tiled surround, extractor fan and chrome towel rail.

BEDROOM THREE: 2.9m x 2.6m (9'8" x 8'8"); third double size bedroom.

SECOND FLOOR:

BEDROOM ONE: 2.6m x 3.9m + wardrobes (8'8" x 12'11" + wardrobes); double size bedroom with mirror fronted wardrobes with hanging rails and shelving.

EN-SUITE: Housing a three-piece suite incorporating a walk-in shower cubicle with thermostat control





BEDROOM TWO: 3.4m x 2.6m (11'3" x 8'8"): double size bedroom with mirror fronted wardrobes with hanging rails and shelving.

BEDROOM FOUR/STUDY: 2.1m x 2.2m (7' x 7'4"): single bedroom with views over the rear garden.

OUTSIDE: The property benefits from a private parking space to front with a single integral garage with up-and-over-door, rear garden access from either the side of the property or from the dining kitchen, benefits from being mainly laid to stone patio with slate sides and a planted garden to the rear.

DEPOSIT: £tbc

RESTRICTIONS: No pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band D, £1,859.38 (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.





CONFIDENCE GUARANTEE

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End Of Tenancy Management



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We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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