

20 PENDLE AVENUE
CHATBURN
BB7 4AX

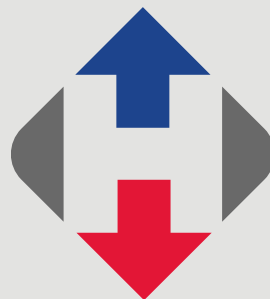
£950 per month



- Spacious modern mid terraced house
- 3 double bedrooms
- 2 separate reception rooms
- Modern fitted kitchen with oven & hob
- 3-piece bathroom with shower
- Open outlooks from the front
- Gas CH & PVC double glazing
- Unfurnished. Min 12-month tenancy.

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A modern and spacious brickbuilt terraced house situated in this attractive location which is not overlooked at the front and has pleasant outlooks towards Pendle Hill. The house offers spacious accommodation arranged across three floors with a vestibule, hallway, dining room, lounge and kitchen. On the first floor there are two double bedrooms and a modern 3-piece bathroom with shower over the bath. On the second floor there is a large third bedroom with Velux window.



Outside there is a forecourt front garden with patio area and at the rear there is an enclosed yard with brick-built stores.

LOCATION: On entering Chatburn from the Clitheroe direction proceed down the hill to the centre of the village and turn right at Hudson Ices into Downham Road. Proceed up the hill and turn first right after the railway bridge, then turn right and following the road round to the left into Pendle Avenue.

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

ENTRANCE VESTIBULE: With solid external front door, original tiled flooring and half-glazed door to:

HALLWAY: With staircase off to first floor.

DINING ROOM: 3.6m x 3.1m (11'9" x 10'2"); with fireplace with stone hearth.

LOUNGE: 4.3m x 3.8m (14'2" x 12'4"); with a decorative fireplace with stone flagged hearth and understairs storage cupboard.

KITCHEN: 3.4m x 2.3m (11'0" x 7'7"); with an attractive modern range of cream Shaker style wall and base units with complementary laminate work surface and tiled splashback, integrated electric fan oven with 4-ring ceramic hob with stainless steel extractor over, plumbing for a washing machine, space for a fridge-freezer and half-glazed UPVC door to rear yard.

FIRST FLOOR:

LANDING: With staircase off to second floor.

BEDROOM ONE: 4.3m x 3.5m (14'2" x 11'7"); with feature cast iron fireplace and tiled hearth, 2 windows to front elevation offering excellent outlooks towards Pendle Hill and understairs storage cupboard.

BEDROOM TWO: 3.0m x 2.6m (9'10" x 8'6").

BATHROOM: Modern 3-piece white suite comprising a low suite w.c. with push button flush, vanity wash-hand basin, panelled bath with thermostatic shower over with fixed showerhead and separate hand-held showerhead and tall chrome ladder style heated towel rail.





SECOND FLOOR:

BEDROOM THREE: 5.2m x 4.4m (17'2" x 14'4" with some limited headroom); with pitched ceiling and double glazed Velux window to the front with excellent views towards Pendle Hill.

OUTSIDE: To the front of the property is a forecourt garden area with patio. To the rear is an enclosed yard with 2 storage outbuildings.

DEPOSIT: £1,096.00

RESTRICTIONS: No pets and no smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band B £1,791.53 (April 2025).

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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