

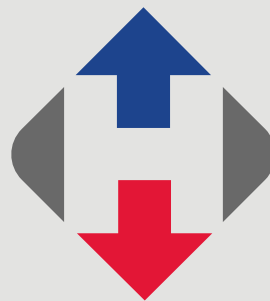
3 ALDER PROSPECT
BARROW
BB7 9ZP
£2,100 per month



- Large modern detached house
- Spacious family accommodation
- 4 bedrooms, 2 with en-suite
- Lounge with bay window
- Large living dining kitchen with bi-folds
- Double garage & driveway
- Beautifully presented throughout
- Unfurnished. Minimum 12 month tenancy.

honeywell-lettings.co.uk

A spacious modern detached house which was built in 2020 which offers bright and airy accommodation throughout which is finished and decorated to a high standard. The entrance hallway has Herringbone Karndean flooring and a corner staircase, there is a cloakroom, bay fronted lounge at the front and at the rear is a large open-plan living dining kitchen which has bi-fold doors opening onto the rear garden. The kitchen has a full range of fitted appliances plus there is a utility room. On the first floor there is a spacious landing with window, master bedroom with bay window, wardrobes and en-suite, guest bedroom with wardrobes and en-suite and two further bedrooms plus a house bathroom.



Externally there is a front garden, double drive with EV charger, double garage and an enclosed rear garden which is westerly facing for the evening sun. Viewings is recommended.

LOCATION: Travelling through Barrow from the Whalley direction pass the 'Eagle at Barrow' on the left hand side and continue straight on for ½ mile. At the mini roundabout turn left into Dogwood Lane and second right into Aspen Crescent and then first left into Alder Prospect.

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

ENTRANCE HALL: With modern Rockdoor with windows to either side, corner staircase off to first floor with understairs storage drawers and feature Herringbone Karndean flooring.

CLOAKROOM: 2-piece white suite comprising low suite w.c. with push button flush, wall-hung wash-hand basin with chrome mixer tap, extractor fan and Karndean flooring.

LOUNGE: 5.4m into bay x 3.6m (17'7" into bay x 11'10"); with feature bay window.

LARGE OPEN-PLAN LIVING DINING KITCHEN: 10.10m x 4.0m (36'2" x 13'2"); **Kitchen Area:** With a fitted range of grey Shaker style wall and base units with complementary light laminate work surface with under-unit lighting, one-and-a-half bowl single drainer sink unit with mixer tap, integrated Siemens electric fan oven and microwave combination oven, stainless steel 5-ring gas hob with stainless steel splashback and extractor canopy over, 2 integrated fridge-freezers, integrated dishwasher, recessed spotlighting, feature Herringbone Karndean flooring and recessed spotlighting. **Dining Area:** With recessed spotlighting, Herringbone Karndean flooring and bi-fold doors opening onto the rear garden. **Lounge Area:** With window overlooking the rear garden and television point.

UTILITY ROOM: 1.9m x 1.8m (6'2" x 5'10"); with fitted base cupboards with complementary work surface, stainless steel single drainer sink unit with mixer tap, space and plumbing for a washing machine, space for tumble dryer, Karndean flooring, Vaillant combination central heating boiler concealed inside wall cupboard.

FIRST FLOOR:

SPACIOUS LANDING: With window to front elevation, spindles and balustrade and airing cupboard with hot water cylinder.

BEDROOM ONE: 4.6m into bay x 3.6m (14'11" into bay x 11'11"); with feature bay window and fitted wardrobes.

EN-SUITE SHOWER ROOM: With a 3-piece white suite comprising a low suite w.c. with push button flush, wall-hung wash-hand basin with chrome mixer tap, double walk-in shower with mixer glass side panel and fitted Aqualisa thermostatic shower with ceiling mounted fixed showerhead and separate handheld showerhead. Tiled floor, part-tiled walls, heated ladder style towel rail, extractor fan, shaver point and recessed spotlighting.

BEDROOM TWO: 4.2m x 3.1m (13'10" x 10'1"); with built-in wardrobe with drawers.





EN-SUITE SHOWER ROOM: With a 3-piece white suite comprising a low suite w.c. with push button flush, wall-hung wash-hand basin with mixer tap, double shower enclosure with fitted thermostatic shower, part-tiled walls, tiled floor, shaver point, recessed spot lighting, heated ladder style towel rail and tiled floor.

BEDROOM THREE: 3.5m x 3.1m (11'7" x 10'0"); with built-in wardrobe.

BEDROOM FOUR: 3.7m x 2.6m (12'1" x 8'6").

BATHROOM: 3-piece white suite comprising low suite w.c. with push button flush, wall-hung wash-hand basin with chrome mixer tap, panelled bath with glass shower screen and thermostatic shower over, Kardean flooring, ladder style towel rail and extractor fan.

OUTSIDE: To the front of the property is a lawned garden with planting area, double driveway providing private parking for 2-3 cars, EV charging point, DOUBLE GARAGE measuring 5.0m x 5.2m (16'5" x 17'0") with up-and-over door, power and light. Access along with side of the house leads to an enclosed rear garden with paved patio area leading to a good-sized lawn, raised planting box, composite decked patio area and timber boundary fence.

DEPOSIT: £2,423.00

RESTRICTIONS: No Pets. No Smokers.

EPC: The energy efficiency rating for this property is B. **COUNCIL TAX:** Band F £3,187.98 (April 2024).

AVAILABLE: Early 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.





CALLING ALL LANDORDS!

LET us LET your property to the right tenant

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

28-30 Parson Lane, Clitheroe, BB7 2JP
T: 01200 444477 E: lettings@honeywell.co.uk

 HoneywellEstateAgents

 HoneywellAgents

honeywell-lettings.co.uk

3 Alder Prospect, Barrow, BB7 9ZP

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Lettings Ltd. has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information.