

LILAC COTTAGE
101 PADIHAM ROAD
SABDEN
BB7 9EX

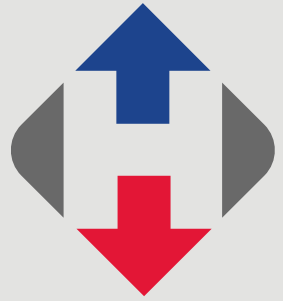
£925 per month



- Beautiful stone cottage
- Two reception rooms and orangery
- Westerly facing garden to the rear
- Gas CH and PVC Double glazing
- Three bedrooms, 3-pce bathroom
- Lovely kitchen with a range of appliances
- Prime village location
- Unfurnished. Min 12-month tenancy.

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A lovely stonebuilt cottage which has been extended to the rear to provide deceptively spacious accommodation with two separate reception rooms, kitchen, orangery, three bedrooms and bathroom. The spacious lounge has stone fireplace with open fire, the dining room is in the centre and leads to the kitchen which has a quality solid wood kitchen with granite worksurfaces and a range of integrated appliances. At the rear of the house is an orangery with glass roof and Bi-fold doors opening onto the garden. Upstairs there are 3 bedrooms, the main bedroom has fitted wardrobes and there is a 3-piece bathroom with shower over the bath.



Outside there is a forecourt front garden and a lovely rear garden with patio and lawn, the garden is Westerly facing providing the afternoon and evening sun. Viewing is recommended.

LOCATION: Travelling into Sabden from the Clitheroe direction Via Nick'O'Pendle proceed down the hill into the centre of the village, proceed straight on over the bridge into Padiham Road and after 250 yards the cottage can be found on the right-hand side.

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

ENTRANCE PORCH: With hard wood composite front door, quarry tiled floor

LOUNGE: 4.4m x 4.3m (14'6" x 14'3"); staircase to first floor, feature open coal fire with stone surround and hearth, display cabinets built-into alcove and fitted wooden shutters to front window

DINING ROOM: 4.3m x 2.5m (14'3" x 8'1"); with laminate flooring.

KITCHEN: 3.0m x 2.7m (9'11" x 8'11"); Fitted range of solid wood cabinets with dark granite work surface and splashbacks, sink unit with mixer tap and draining board carved into the granite, integrated Siemens electric fan oven, Siemens microwave combination oven with plate warming drawer, four-ring induction hob with extractor over, integrated fridge freezer, integrated dishwasher and plumbing for washing machine.

ORANGERY: 4.2m x 2.9m (13'8" x 9'5"); Orangery with glass roof and bi-fold doors opening onto rear garden.

FIRST FLOOR:

LANDING: With access to loft via pull-down ladder.

BEDROOM ONE: 3.8m + wardrobes x 2.5m (12'6" + wardrobes x 8'3") with wall-to-wall fitted range of wardrobes and drawers, fitted shutters to the front window.

BEDROOM TWO: 3.3m x 2.5m (11' x 8'1").

BEDROOM THREE: 3.0m x 2.7m (9'10" x 8'10"); wall-mounted Worcester combi central heating boiler





BATHROOM: Housing three-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap and panelled bath with chrome mixer tap and Grohe thermostatic shower over, part-tiled walls, extractor fan.

OUTSIDE: To the front of the property is a forecourt stone paved garden with stone boundary wall. To the rear is an attractive enclosed garden with stone paved patio, lawn and planting borders.

HEATING: Gas central heating & PVC double glazing.

HOLDING DEPOSIT: £213.46 **DEPOSIT:** £1,067.00

RESTRICTIONS: No pets and no Smokers.

EPC: The energy efficiency rating for this property is TO BE CONFIRMED.

COUNCIL TAX: Band C £1,957.99 (April 2024).

MINIMUM INITIAL FIXED TERM: 12 months.

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.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

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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