

11 DOWNHAM ROAD
CHATBURN
BB7 4AU

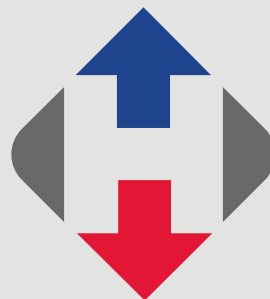
£1,110 per month



- Stonebuilt semi-detached house
- Lounge, dining room
- Fitted kitchen with appliances
- 3 bedrooms
- Contemporary shower room
- Excellent cellar
- Forecourt garden, private parking
- Unfurnished. Minimum 12 month tenancy.

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We are delighted to offer this substantial stonebuilt semi-detached house, situated in the heart of the popular Ribble Valley village of Chatburn. The property has recently been upgraded with a newly fitted kitchen and shower room, as well as new carpets and re-decoration. The ground floor accommodation comprises an entrance hall, lounge with feature fireplace, dining room which is open to the kitchen, and a useful rear porch. On the first floor, there are three bedrooms and a spacious modern shower room. The property also benefits from an excellent cellar room.



Externally, there is a garden forecourt and private parking for two cars at the rear.

LOCATION: Entering Chatburn from the Clitheroe direction, proceed though the centre and turn right at Hudson's Ice Cream shop into Downham Road. Number 11 is located on the right hand side.

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

ENTRANCE HALL: With staircase to the first floor.

LOUNGE: 5.5m x 3.4m (18'0" x 11'0"); with feature fireplace housing electric fire.

DINING ROOM: 3.4m x 2.7m (11'1" x 9'0"); open to:

KITCHEN: 4.0m x 3.7m (13'3" x 12'0"); with a range of modern fitted wall and base units with wood effect laminate working surfaces, integrated electric oven, 4-ring ceramic hob, integrated fridge freezer, integrated dishwasher, integrated washing machine and door to cellar.

LOWER GROUND FLOOR:

CELLAR: 4.0m x 2.4m (13'0" x 8'0").

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.4m x 3.1m (11'0" x 10'0").

BEDROOM TWO: 4.0m x 2.4m (13'0" x 8'0").

BEDROOM THREE: 2.1m x 2.1m (7'0" x 7'0").

SHOWER ROOM: 3-piece contemporary suite comprising low suite w.c., vanity wash-hand basin with cupboards under and spacious walk-in shower with twin head thermostatic shower fitting.





OUTSIDE: Garden forecourt and private parking for two cars to the rear.

HEATING: Gas central heating.

DEPOSIT: £1,280.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers.

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

COUNCIL TAX: Band D, £2,201.74 (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.





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