

19 ALBANY DRIVE
COPSTER GREEN
BB1 9EH

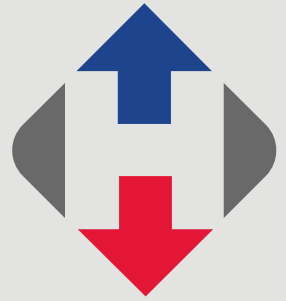
£950 per month



- Detached true bungalow
- Three bedrooms
- Gardens, driveway, garage
- Quiet cul-de-sac location
- Lounge with feature fireplace
- Contemporary fitted kitchen
- Three-piece bathroom with shower
- Unfurnished. Min 12-month tenancy.

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A lovely detached true bungalow situated on a quiet cul-de-sac offering excellent convenience for the A59 and the motorway network.



The accommodation comprises spacious lounge with feature fireplace, inner hall, modern fitted kitchen, three bedrooms and white bathroom.

Outside there are garden areas to the front and rear, driveway and single garage. Viewing is recommended.

LOCATION: On entering Copster Green from the Whalley/Clitheroe direction continue along the A59 and take the left hand turning into Lovely Hall Lane. Albany Drive is the first turning on the right and the house is situated on the left hand side.

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

ENTRANCE HALL: Built-in cupboard.

LOUNGE: 5.3m x 3.4m (14'4" x 11'2"); with modern gas fire, wooden floor

INNER HALL:

KITCHEN: With a range of fitted wall and base units with complementary working surfaces, integrated electric oven, 4-ring ceramic hob, integrated fridge freezer, plumbing for washing machine.

BEDROOM ONE: 4.2m x 3.2m (13'9" x 10'6").

BEDROOM TWO: 3.3m x 3.0m (10'9" x 9'10").

BEDROOM THREE: 3.0m x 2.5m (9'6" x 8'2").

BATHROOM: With 3-piece white suite comprising pedestal washbasin, low suite w.c., panelled bath with direct-feed shower over.

OUTSIDE: Garden areas to front and rear, driveway providing parking and single garage.





DEPOSIT: £1096.00.

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Immediately.

COUNCIL TAX: Band D.

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

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.





CONFIDENCE GUARANTEE

- FREE Property Appraisal
- Full Reference Checks
- Total Transparency
- 40+ Year's Experience
- End Of Tenancy Management




19 Albany Drive, Copster Green, BB1 9EH

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