

3 LONGRIDGE ROAD
HURST GREEN
BB7 9QW

£1,650 per month

(Includes all Heating, electric & water costs)



- Superbly-presented semi-detached house
- 2 receptions, kitchen & cloakroom
- Spacious accommodation in beautiful loc
- Modern shower & bathroom
- Four excellent bedrooms
- Self-contained 1 bed annexe £100 PCM
- Patio, store, drive & EV charging point
- Unfurnished. Min 12-month tenancy.

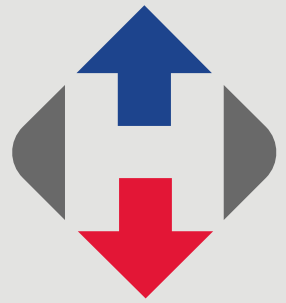
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Superbly presented semi-detached house situated in a beautiful tucked away location with stunning outlooks and back drops, this property is one of only three properties situated down the private lane on the outskirts of the popular village of Hurst Green.

The house offers deceptively spacious accommodation and briefly comprises impressive lounge and sitting room with pleasant outlooks, dining room, modern fitted kitchen and cloakroom. On the first floor there are four bedrooms all with built-in wardrobes, a modern 'Jack & Jill' style shower room and a house bathroom.

Externally there is a private driveway with parking for 2 cars, private front patio garden. There is an additional self-contained one bed annexe available for an extra £100 per month.

All heating costs are included in the rent, including water bills and service charges, the only costs incurred to tenants are Council tax, Broadband and telephone.



LOCATION: Proceed into Hurst Green from the Clitheroe/Whalley direction along Whalley Road, continue past the Shireburn Arms pub and continue straight over the bridge, take a left turning by 3 commercial garages and then proceed down the private lane leading to number 3 Longridge Road, the property is found on the right hand side.

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

ENTRANCE HALL: With PVC front door, staircase leading to first floor.

LOUNGE: 8.3m x 3.9m (27'4" x 12'11"); with feature cream modern surround fireplace housing electric remote-control fire, attractive rear elevated outlooks over river and embankment.

CLOAK ROOM: Housing two-piece modern white suite comprising low suite w.c. with push button flush, hand washbasin, fully tiled walls and ceramic tiled flooring.

SITTING ROOM: 3.2m x 3.2m (10'4" x 10'4"); with parquet flooring, elevated outlooks over bridge, river and embankment.

DINING ROOM: 4.2m max x 3.1m (13'11" max x 10'0"); with ceramic tiled flooring, coved cornicing and halogen ceiling spotlights, open to:

KITCHEN: 3m x 2.6m (9'10" x 8'5"); attractive modern kitchen with bright range of oak style wall and base units with complementary laminate working surfaces, 1 ½ bowl ceramic sink drainer unit with chrome mixer tap, tiled splashback, integrated dishwasher, washing machine, fridge freezer, integrated electric oven with four-ring electric hob, kick-plinth floor heater, PVC external door, ceramic tiled flooring, Velux window, halogen ceiling spotlights.

FIRST FLOOR:

LANDING: With two built-in storage cupboards, loft access with drop-down wooden ladder leading to large storage room with power and lighting.

BEDROOM ONE: (FRONT): 3.4m x 3m (11'1" x 9'11"); with built-in wardrobes with sliding mirrored doors.

EN-SUITE: Jack-n-Jill style shower room housing modern two-piece suite comprising corner shower enclosure with thermostatic shower, vanity washbasin with chrome mixer tap, laminate wood surface surround and built-in cupboards under, fully tiled walls, ceramic tiled flooring, ceiling spotlighting, shaver point, additional door leading to landing.

BEDROOM TWO: (FRONT): 3.4m x 3.2m (11'2" x 10'7"); with built-in wardrobes with sliding mirrored doors.

BEDROOM THREE: (REAR): 3.1m x 3m (10'1" x 9'9"); with built-in wardrobes with lighting and sliding mirrored doors.

BEDROOM FOUR: (REAR): 3.1m x 2.5m (10'1" x 8'4"); built-in wardrobes, attractive rear outlooks.





BATHROOM: Modern three-piece white suite comprising P-shaped panelled bath with thermostatic shower over, pedestal washbasin with mixer tap, low suite w.c. with push button flush, fully tiled walls and ceramic tiled flooring, extractor fan.

OUTSIDE: Indian stone flagged driveway with parking for two cars only (there is no additional parking space at this present time), attractive Indian stone flagged front patio garden with stone raised well-stocked planting borders and front stone boundary wall. Steps to side leading to large detached brickbuilt store with PVC door and window.

Available extra cost

ANNEXE: 6.60m x 2.90m minimum.

This one-bedroom annexe comprises of a living dining kitchen with two sofas of which one is a sofa bed, kitchen area with wall and base units with integrated fridge and microwave. Built in wardrobes and a feature bay window with views of the weir dropping into the pond and sweeping wooded copse beyond.

Shower Room:

Comprising of a corner shower with mains pressure Mira shower, pedestal hand basin and twin flush WC.

This accommodation would be ideal for guests or for use as a separate home office facility.

ADDITIONAL INFO: All heating costs are included in the rent, including water bills and service charges, the only costs incurred to tenants are Council tax, Broadband and telephone.

RESTRICTIONS: No pets and no Smokers.

EPC: The energy efficiency rating for this property is E. **COUNCIL TAX:** Band E.

DEPOSIT: £1,903.00.

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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3 Longridge Rd, Hurst Green, BB7 9QW