

1 SUNNYSIDE  
NEWTON-IN-BOWLAND  
BB7 3DZ



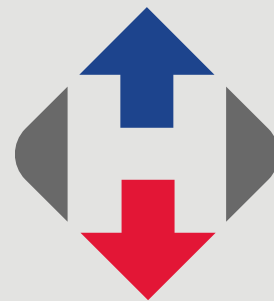
£1,150 per month



- Spacious stonebuilt cottage
- 3 double bedrooms
- Raised lawned garden
- Off-road parking
- 2 reception rooms, fitted kitchen
- House bathroom
- 2 external storerooms
- Unfurnished. Min 12-month tenancy.

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**Situated in the heart of Newton-in-Bowland, we are pleased to offer to rent this stone built end terrace cottage. Offering good size family accommodation it briefly comprises of lounge, dining room, three double bedrooms and house bathroom.**



**Externally there is a generous rear garden which is mainly laid to lawn, two stone built outhouses and ample off road parking.**

**LOCATION:** On entering Newton-in-Bowland from the Clitheroe direction, continue past the Parkers Arms and turn right at the T-junction heading towards Slaidburn. 1 Sunnyside can be found on the left hand side immediately after the bus stop.

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

**ENTRANCE VESTIBULE:**

**SITTING ROOM:** 4.2m x 5.4m (13'11" x 17'10"); with views across the village and over to Waddington Fell and a wood burning stove on a stone hearth and surround.

**DINING ROOM:** 3.3m x 4.5m (10'11" x 14'10"); with door leading to the rear garden.

**KITCHEN:** 2.7m x 3.3m (9' x 10'11"); with a range of Shaker style wall and base units with work top preparation areas to three sides, double sink and drainer unit, plumbed for automatic washing machine, electric cooker with extractor fan over and useful under stairs store cupboard.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 3.4m x 5.4m (11'3" x 17'"); generous double bedroom with single glazed sash window with views over to the Hodder Valley.

**BEDROOM TWO:** 3.3m x 3.4m (10'11" x 11'3"); second double bedroom with two single glazed sash windows with views overlooking the rear garden and across to Waddington Fell.

**BEDROOM THREE:** 3.3m x 3.3m (10'11" x 10'11"); third double bedroom with single glazed sash window looking out to the rear garden.





**HOUSE BATHROOM:** Housing three-piece suite comprising a twin flush low level w.c, pedestal handbasin and panelled bath with shower over and extractor fan.

**OUTSIDE:** To the front of the property is a cobbled forecourt with parking for up to three cars, lawned areas and access to external storeroom and the rear garden. To the rear of the property is a second external store housing the oil fired boiler and steps to the lawned garden with borders of mature shrubs and small pond.

**DEPOSIT:** £1,326.00

**RESTRICTIONS:** Pets by application.

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Band E, £2,547.95 (April 2023).

#### 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.





## CONFIDENCE GUARANTEE

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