

3 STEPHEN MEWS
CLITHEROE
BB7 1EP

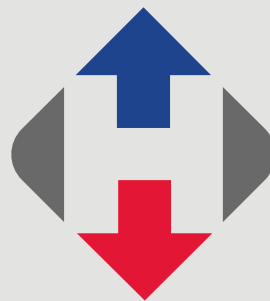
£1,000 per month



- 3-storey semi-detached house
- 3 bedrooms, 1 with en-suite
- Lounge & dining kitchen
- Parking for 2 cars
- Easy maintenance rear garden
- Cul-de-sac location
- Gas CH & PVC double glazing
- Unfurnished. Min 12-month tenancy.

honeywell-lettings.co.uk

A modern semi-detached house which has accommodation arranged across three floors situated within this cul-de-sac location with private parking for two cars and an easy maintenance rear garden. The house offers bright modern living space.



There is a lounge with wood effect LVT flooring, dining kitchen with integrated appliances and dining area plus a 2-piece cloakroom. On the first floor there are two bedrooms and 3-piece bathroom, while on the top floor is the master bedroom with wardrobes and en-suite shower room with Velux roof light.

LOCATION: On entering Clitheroe from the Whalley/Barrow direction turn first left into Primrose Road, at the end follow the road round the right hand bend and then turn left into Edward Drive and first left into Stephen Mews.

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

ENTRANCE: Through half-glazed front door to:

HALLWAY: With staircase to first floor.

LOUNGE: 4.2m x 3.2m (13'9" x 10'5"); with understairs storage cupboard, television point and luxury vinyl tile wood effect flooring.

DINING KITCHEN: 4.1m x 3.1m (13'6" x 10'0"); with a fitted range of cream gloss wall and base units with complementary dark laminate work surface and upstand, one-and-a-half bowl stainless steel sink unit with draining board, integrated Zanussi electric fan oven, stainless steel 4-ring gas hob with stainless steel splashback and extractor canopy over, integrated fridge-freezer, plumbing for a washing machine, central heating boiler concealed inside kitchen wall cupboard, wood effect flooring, glazed PVC French doors to rear garden and plumbing for a washing machine.

CLOAKROOM: 2-piece white suite comprising w.c. and wash-hand basin, part-tiled walls.

FIRST FLOOR:

LANDING: With window to front and side elevation, walk-in storage cupboard and staircase to second floor.

BEDROOM TWO: 4.1m max x 2.6m (13'6" max x 8'5").

BEDROOM THREE: 2.7m x 2.1m (8'10" x 7'0").

BATHROOM: 3-piece white suite comprising w.c., wash-hand basin and a panelled bath, part-tiled walls, extractor fan and chrome heated ladder style towel rail.

SECOND FLOOR:

BEDROOM ONE: 3.1m x 2.9m opening to 3.8m (10'3" x 9'6" opening to 12'4"); with dormer window, television point, built-in double wardrobe with shelving and hanging.

EN-SUITE SHOWER ROOM: 3-piece white suite comprising a w.c., wash-hand basin and a corner shower enclosure with fitted electric shower, chrome heated ladder style towel rail, Velux window, part-tiled walls and extractor.





OUTSIDE: There are 2 private parking spaces to the front. To the rear is an enclosed garden with paved patio area, artificial lawn for easy maintenance with raised gravel borders and boundary timber fence.

HEATING: Gas central heating complemented by PVC double glazing.

DEPOSIT: £1,153.00

RESTRICTIONS: No pets and no smokers.

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

COUNCIL TAX: Band C £2,041.88 (April 2025).

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.





CONFIDENCE GUARANTEE

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





CALLING ALL LANDORDS!

LET us LET your property to the right tenant

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

28-30 Parson Lane, Clitheroe, BB7 2JP
T: 01200 444477 E: lettings@honeywell.co.uk

 HoneywellEstateAgents

 HoneywellAgents

honeywell-lettings.co.uk

3 Stephen Mews, Clitheroe, BB7 1EP

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Lettings Ltd. has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information.