18 DOWNHAM ROAD
CHATBURN
BB7 4AU

£1,300 per month

HONEYWELL
LETTINGS

- Lovely semi-detached house
- Lounge with feature fireplace
- Fitted kitchen, dining room
- Utility room, shower room
- 4 bedrooms, 3-piece bathroom
- Desirable village location
- Gardens and parking
- Unfurnished. Available immediately.

A lovely semi-detached house located in the highly sought-after village of Chatburn, offering excellent family-sized accommodation which has recently been improved throughout and benefits from an air source heat pump. On the ground floor, there is a lounge with feature fireplace, dining room, modern fitted kitchen, utility room and shower room. On the first floor, there are four bedrooms and a three-piece family bathroom with shower.

Externally there is a front garden which is mainly laid to lawn. To the rear is a useful store, EV charging point and parking for two cars.

LOCATION: The property is situated on Downham Road in Chatburn, but access is gained to the rear off Sawley Road.

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

ENTRANCE VESTIBULE:

LOUNGE: 5.2m x 4.2m (17'0" x 13'7"); with stunning, decorative feature fireplace.

DINING ROOM: 4.1m x 3.3m (13'4" x 10'8").

HALLWAY: understairs storage cupboard, door to rear.

KITCHEN: 4.1m x 2.5m (13'4" x 8'2"); with fitted range of wall and base units with complementary wood effect laminate work surface, range cooker with 5-ring gas hob and extractor over, space for fridge freezer.

UTILITY ROOM: plumbing for washing machine.

SHOWER ROOM: housing three-piece suite comprising, wash handbasin, w.c. and walk-in shower enclosure with electric shower.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 4.5m x 4.1m (14'7" x 13'4"); built-in cupboard.

BEDROOM TWO: 4.0m x 3.3m (13'1" x 10'8").

BEDROOM THREE: 3.6m x 2.8m (11'8" x 9'1").

BEDROOM FOUR: 2.4m x 2.3m (7'8" x 7'5").

HOUSE BATHROOM: Housing three-piece white suite comprising low suite w.c, pedestal washbasin, and panelled bath with twin head thermostatic shower over.

OUTSIDE: Garden area to the front, which is mainly laid to lawn. To the rear, there is parking along with a useful store with plumbing for a washing machine and EV charging point. The area to the rear of the property is shared with the occupants of surrounding buildings all of whom have access at all times.

HEATING: Air source heat pump.

DEPOSIT: £1,500.00

RESTRICTIONS: No smokers. Applications for a pet must be submitted in writing.

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

COUNCIL TAX: Band E – £ 2,920.04 (April 2026).

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 security deposit.

Full reference checks are carried out on every tenant.

Payment of the first month's rent and deposit MUST be made by bank transfer or debit card. We cannot accept payment by credit card or cash.

CONFIDENCE
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