

1 RIBBLE LANE  
CHATBURN  
BB7 4AG



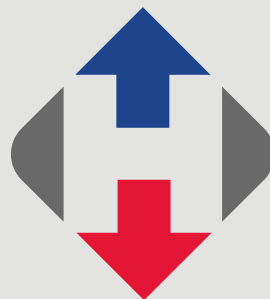
£1,650 per month



- Imposing stonebuilt detached house
- 4 bedrooms, 2 bathrooms
- Lounge & dining room
- Family kitchen with appliances
- Utility room & cloakroom
- Parking for 2 cars
- Lovely central village location
- Unfurnished. Minimum-12 month tenancy.

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**A beautiful spacious detached property situated right in the centre of the village within easy reach of all the amenities Chatburn has to offer. This family-sized house offers accommodation arranged across two floors with many character features including mullion windows and stone fireplaces. The ground floor has two separate reception rooms and a family dining kitchen with built-in appliances plus a useful utility room and 2-piece cloakroom. Upstairs there are four bedrooms with an en-suite shower room to the master and a 4-piece family bathroom with separate shower.**



**Outside is a forecourt front garden and at the rear is a driveway for two cars, an Indian stone paved patio, lawn, flowerbeds and two brick-built stores.**

**LOCATION:** On entering Chatburn from the Clitheroe direction proceed into the centre of the village and turn left just before the Post Office into Ribble Lane. The house is first on the left after Old Road.

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

**ENTRANCE PORCH:** With hardwood front door and half-glazed door leading to:

**LOUNGE:** 4.6m x 4.2m (14'11" x 13'8"); with feature mullion windows, feature stone fireplace housing cast iron multi-fuel stove sat on stone flagged hearth, built-in storage cupboard set into alcove and staircase off to first floor with understairs storage cupboard.

**DINING ROOM:** 4.5m x 3.0m (14'10" x 9'10"); with mullion window, recessed spotlighting and built-in storage cupboards with shelving set into recess.

**DINING KITCHEN:** 5.8m x 3.5m (19'0" x 11'5"); with a fitted range of wood-fronted shaker style wall and base units with complementary laminate work surface and tiled splashback with under-unit lighting. One-and-a-half bowl single drainer sink unit, integrated stainless steel electric oven, integrated microwave, 4-ring stainless steel gas hob with curved glass and stainless steel extractor canopy over, integrated fridge, freezer and dishwasher. Space for dining table and chairs, breakfast bar and stable door to rear garden.

**UTILITY:** 2.3m x 2.0m (7'8" x 6'7"); with a fitted range of wall and base units, laminate work surface, stainless steel sink unit, plumbing for a washing machine, space for a tumble dryer, wall-mounted central heating boiler and tiled floor.

**CLOAKROOM:** With 2-piece white suite comprising a low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap and storage under, tiled floor, tiled walls to dado height and ladder style towel rail.

**FIRST FLOOR:**

**SPLIT-LEVEL LANDING:** With window to side elevation and loft access.

**BEDROOM ONE:** 4.6m x 4.1m (14'11" x 13'4"); with 3 mullion windows, recessed spotlighting and feature decorative stone fireplace.

**EN-SUITE SHOWER ROOM:** 3-piece suite comprising low suite w.c., pedestal wash-hand basin, fitted shower enclosure with thermostatic shower, heated ladder style towel rail, part-tiled walls and extractor.

**BEDROOM TWO:** 3.6m x 3.0m (11'9" x 9'10"); with feature decorative fireplace and recessed spotlighting.

**BEDROOM THREE:** 3.7m x 2.5m (12'0" x 8'3").







**BEDROOM FOUR:** 3.4m x 2.2m (11'0" x 7'4"); with decorative stone fireplace.

**BATHROOM:** 4-piece white suite comprising low suite w.c., pedestal wash-hand basin, panelled bath with chrome shower-tap fitment and separate shower enclosure with Grohe thermostatic shower, part-tiled walls, extractor and recessed spotlighting.

**OUTSIDE:** A wrought iron gate leads to a forecourt front garden with steps to front door. To the rear is a gravelled driveway providing parking for 2 cars leading to a stone paved patio area and lawn. There is a circular patio area with planting borders, steps down to the back door, 2 storage sheds and a cold water tap. PLEASE NOTE: The landlord is retaining the garage for storage and therefore this is not included in the let.

**SERVICES:** Mains gas, water, electric and drainage are connected.

**HEATING:** Gas fired hot water central heating system and PVC double glazing.

**DEPOSIT:** £1,903.00.

**RESTRICTIONS:** No Pets. No Smokers.

**AVAILABLE:** Immediately.

**EPC:** The energy efficiency rating for this property is D. **COUNCIL TAX:** Band F, £3,036.41 (April 2023).

**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.





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