

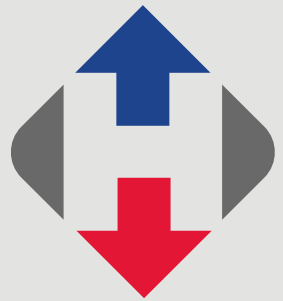
26 PENDLETON AVENUE
CLITHEROE
BB7 1FW
£1,350 per month



- Modern semi-detached house
- Lounge, quality kitchen diner
- Sought-after residential location
- Low-maintenance garden areas
- Three bedrooms – one en-suite
- Family bathroom with shower
- Good-sized driveway
- Unfurnished. Available immediately.

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Situated on the highly sought-after Half Penny Meadows development, this beautifully presented semi-detached home offers well-proportioned accommodation finished to a high standard throughout, complemented by quality fixtures and fittings. The accommodation briefly comprises entrance hallway, lounge, a spacious kitchen/dining room, and a convenient cloakroom to the ground floor. Upstairs, there are three well-appointed bedrooms, including a master bedroom with en-suite shower room, together with a modern family bathroom.



Externally, the property benefits from attractive, low-maintenance gardens and a generous driveway providing off-road parking for two to three vehicles.

LOCATION: Travelling out of Clitheroe along Pendle Road turn right at the roundabout into Higher Standen Drive. Turn first left into Pendleton Avenue and follow the road to the end. Number 26 can be found on the right hand side.

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

ENTRANCE HALL: Staircase to first floor.

LOUNGE: 4.2m x 3.7m (13'7" x 12'1").

INNER HALL: Built-in understairs storage cupboard.

CLOAKROOM: Housing two-piece white suite comprising low suite w.c. and pedestal washbasin.

KITCHEN DINER: 4.2m x 2.8m (13'7" x 9'1"); with range of modern fitted wall and base units with complementary Quartz working surfaces and upstands, integrated double electric oven, four-ring induction hob with extractor hood over, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, French doors to rear garden.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 3m x 2.8m (9'8" x 9'1"); Built-in wardrobes, drawers and overhead shelves.

EN-SUITE: Housing three-piece suite comprising low suite w.c., pedestal washbasin and shower enclosure housing electric shower.





BEDROOM TWO: 3.3m x 2.6m (10'8" x 8'5").

BEDROOM THREE: 3.3m x 2m (10'8" x 6'5").

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

OUTSIDE: Good-sized, low maintenance rear garden with paved patio, planting border, artificial lawn and storage shed. Small paved garden area to the front and driveway to the side offering parking for 2-3 cars.

DEPOSIT: £1,557.00

RESTRICTIONS: No smokers. Requests to have a pet must be submitted in writing.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band C. £2,118.92 (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. 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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