

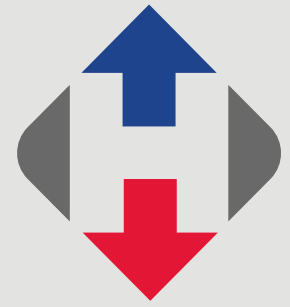
15 CROW TREES ROAD
SABDEN
BB7 9HE
£1,400 per month



- Semi-detached dormer bungalow
- Fitted kitchen with utility area
- Spacious lounge, conservatory
- Sought-after village location
- Four bedrooms
- Bathroom and shower room
- Gardens, driveway and garage
- Unfurnished. Available immediately.

Situated on a popular residential cul-de-sac in the highly sought-after village of Sabden, this attractive semi-detached dormer bungalow offers generous and versatile accommodation, making it an ideal family home. The property is presented to a good standard throughout. The well-planned ground floor comprises a fitted kitchen, spacious lounge, bright conservatory, family bathroom and two versatile bedrooms, which could also be used as a home office, dining room or snug. To the first floor are two further well-proportioned bedrooms, along with a modern shower room.

Externally, the house benefits from gardens to both the front and rear, providing pleasant outdoor space, together with a driveway offering off-road parking and a detached garage.



LOCATION: Enter Sabden from the Clitheroe direction, passing over Pendle Hill into Clitheroe Road. Turn left into Crow Trees Road and the house is located on the right-hand side.

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

ENTRANCE VESTIBULE:

ENTRANCE HALL:

LOUNGE: 5.9m x 3.4m (19'3" x 11'1"); with wall-mounted electric fire, staircase to first floor.

KITCHEN: 3.1m x 2.8m (10'1" x 9'1"); with a range of modern fitted wall and base units with complementary laminate working surfaces, integrated electric oven, 4-ring ceramic hob with extractor over, integrated fridge. Open to:

CONSERVATORY: 4.2m x 2.8m (13'7" x 9'1"); French door to rear garden.

UTILITY ROOM: with wall-mounted boiler, plumbing for washing machine, door to side.

BEDROOM THREE: 4.1m x 3m (13'4" x 9'8").

BEDROOM FOUR: 3.1m x 2.5m (10'1" x 8'2").

BATHROOM: housing 3-piece suite comprising low suite w.c., pedestal washbasin and bath with thermostatic shower over.

FIRST FLOOR:

BEDROOM ONE: 6m x 2.7m (19'6" x 8'8"); eaves storage, lovely distant views.

BEDROOM TWO: 3.5m x 3m (11'4" x 9'8"); built-in cupboard, pleasant views.





SHOWER ROOM: 3-piece suite comprising low suite w.c., pedestal washbasin and walk-in shower enclosure housing thermostatic shower.

OUTSIDE: The property sits on a generous plot with good-sized driveway leading to detached garage. There is a tiered garden to the rear, with lawn, patio, planting borders and timber decking. There is a low maintenance garden area to the front.

DEPOSIT: £1,615.00.

RESTRICTIONS: No smokers. Pet requests must be submitted in writing.

AVAILABLE: Immediately

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

COUNCIL TAX: Band C £ 2,128.38 (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, 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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