



£502 PCM

The Spinney

Town House | 1 Bedroom | 1 Bathroom

01253 628000



www.willowsestates.co.uk



Step Inside

Key Features

- ONE DOUBLE BEDROOM
- UPVC DOUBLE GLAZED
- MEWS/TOWN HOUSE
- ALLOCATED PARKING & VISITOR PARKING
- MODERN FITTED KITCHEN
- MODERN FITTED BATHROOM SUITE

Property Description

Willows Estates are pleased to offer for LET this one-bedroom mews house in a highly sought-after area in Cleveleys. This mews style property is situated in a quiet location yet close to motorway access and local amenities. The property is maintained to a very high standard and offers communal gardens and allocated parking. The property is presented to a lovely standard, briefly comprising of one double bedroom, modern fitted kitchen, bathroom, and lounge.

Main Particulars

Ground Floor Entrance Vestibule

UPVC double glazed entrance door. Wall lights. Glass paneled door to:

LOUNGE: **9'4" x 13'1"** **(2.88m x 4m)** **APPROX.**

Open plan lounge with a large window, making the room feel light and airy with neutral decor and carpet in cream & beige with a good size under stair storage space.

KITCHEN: **7'8" x 6'8"** **(2.4m x 2.1m)** **APPROX.**

Newly fitted Kitchen with a modern range of eye level and base units with complementary work surfaces, inset sink unit with mixer tap, tiled splashbacks, integrated oven, and four ring electric hob with extractor hood above. Front aspect double glazed window. Cushion flooring.

FIRST FLOOR

DOUBLE BEDROOM **11'1" x 8'2"** **(3.4m x 2.5)** **APPROX.**

A good-sized bedroom with double glazed window to the side aspect, custom made fitted wardrobes, TV aerial, and electric power points.

BATHROOM **8'6" x 7'2"** **(2.65m x 2.2m)** **APPROX.**

Modern suite comprising of low flush WC, pedestal hand wash basin, and paneled bath with overhead electric shower unit. The walls are fully tiled to splashback areas.

Landlords! More properties wanted!!! Willows estates require similar properties to meet current demand. If you have a property to let please call us on 01253 628000/ 01253 821575. We look forward to hearing from you.

GENERAL

One Month's Rent in advance (£455.00)

Deposit (£400.00) to be put into a secure deposit scheme.

You will be required to give financial information in order to verify your position before we can recommend you to the landlord.

VIEWING

By prior appointment with the Landlord agent. Willows Estates. Telephone 01253 628000

LOCATION from the end of North Drive, turn left into Warren Drive. After passing over the mini roundabout turn left into Sevenoaks Drive. Take the first right into Melbourne Avenue and then the fourth right into The Spinney.





Image not found

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Telephone: 01253 628000



www.willowsestates.co.uk