

38 TURNER STREET  
CLITHEROE  
BB7 1EN

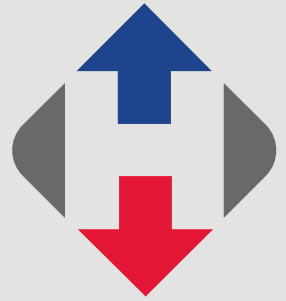
£645 per month



- Garden-fronted mid-terrace house
- Excellent fitted dining kitchen
- Lounge with decorative stove
- Sought after residential location
- Presented to high standards
- 3 bedrooms, bathroom with shower
- Front & rear garden areas
- Unfurnished. Min 12-month tenancy.

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**Situated within easy walking distance of Clitheroe Town Centre and the local amenities, this garden-fronted mid-terraced house offers light and airy accommodation.**



**The property boasts a lounge with wood-burning stove, excellent modern dining kitchen, 3 bedrooms and 3-piece bathroom with shower.**

**Outside, there are easily maintained garden areas to the front and rear.**

**LOCATION:** From the town centre continue along Castle Street and turn right by the library clock into Wellgate. Turn right into Lowergate and at the mini roundabout bear left past Sainsburys. At the next mini roundabout turn right into Whalley Road and then first left into Turner Street.

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

**ENTRANCE HALL:** Staircase to first floor.

**LOUNGE:** 4.9m x 3.7m (16'1"x 12'2"); cast iron solid fuel stove.

**INNER HALL:** Understairs storage, good-sized cupboard with shelves and vent for tumble dryer.

**KITCHEN:** 4.2m x 2.8m (9'9" x 8'2"); range of bright fitted wall and base units with complementary working surfaces, integrated electric oven, 4-ring gas hob with extractor over, integrated fridge freezer, integrated dishwasher, plumbing for washing machine.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 3.9m x 2.9m (12'11" x 9'7"); range of built-in wardrobes and overhead cupboards.

**BEDROOM TWO:** 2.9m x 1.8m (9'8" x 6'0").

**BEDROOM THREE:** 2.9m x 2.9m (9'8" x 9'8").





**BATHROOM:** Housing 3-piece white suite comprising low suite w.c., vanity washbasin with cupboards under and panelled bath with direct feed shower over.

**OUTSIDE:** Good-sized enclosed rear paved yard. Gravelled garden forecourt.

**DEPOSIT:** £744.00.

**RESTRICTIONS:** No pets and no Smokers.

**AVAILABLE:** Immediately.

**EPC:** The energy efficiency rating for this property is D.

**COUNCIL TAX:** Band B, £1,562.78 (April 2022).

#### 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.

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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