

5 MILTON AVENUE
CLITHEROE
BB7 2HX

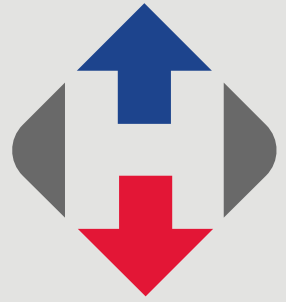
£625 per month



- Garden fronted terrace house
- 2 reception rooms with fireplaces
- Single garage to rear, enclosed yard
- Excellent decorative condition
- 2 double bedrooms, attic room
- Modern kitchen with appliances
- 3-piece bathroom with shower
- Unfurnished. Available mid April, 2019.

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An impressive garden fronted terrace house situated on this popular street just off Waddington Road within walking distance of Clitheroe town centre and train station.



The attractive house has been recently decorated and offers a modern kitchen and bathroom, feature fireplaces and oak flooring in reception rooms, double glazing, gas central heating, some integrated appliances in the kitchen and a useful attic storage room accessed via a loft ladder. Externally there is a forecourt garden, enclosed rear yard and substantial single garage with electric-operated door.

Viewing is essential.

LOCATION: From our Lettings office, proceed down the hill on Parson Lane and turn right at the roundabout into Station Road. Continue straight on at the next mini roundabout and turn left under the railway bridge into Waddington Road. Milton Avenue is the third turning on the left hand side.

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

ENTRANCE HALL: Through original hard glazed front door, original tiled floor.

HALLWAY: Coved cornicing, picture rail, oak flooring, alarm control panel, wall light panel, staircase off to first floor.

SITTING ROOM: 4.3m in the bay window x 3.4m (14'1" in the bay window x 11'1"); with coved cornicing, picture rail, feature square bay window, 'Living Flame' coal-effect gas fire with marble hearth and wooden surround, oak flooring and television point.

LOUNGE: 4.6m x 3.1m (15' x 11'1"); with coved cornicing, picture rail, oak flooring, television point, feature fireplace with 'Living Flame' gas fire with marble hearth and inset and wooden surround. Under stairs storage cupboard and archway to kitchen.

KITCHEN: 3.9m x 2.6m (12'11" x 8'7"); range of modern dark wood fronted wall and base units with complementary laminate working surfaces, tiled splashback with under unit lighting, single drainer stainless steel sink unit with mixer tap, integrated electric fan oven, four-ring stainless steel gas hob and stainless steel extractor canopy over, integrated fridge and freezer, breakfast bar, tiled floor, recessed spot lighting and door to rear.

BEDROOM ONE: 4.6m x 3.6m (14'11" x 11'10"); coved cornicing, television point, BT telephone point, wall light points.





BEDROOM TWO: 3.3m + wardrobes x 2.4m (10'8" + wardrobes x 7'10"); television point, coved cornicing, range of fitted wardrobes with sliding doors.

BATHROOM: With 3-piece white suite comprising panelled bath with glass shower screen and chrome mixer shower over, pedestal washbasin and low suite w.c. Chrome heated ladder-style towel rail, tiled floor, recessed spotlighting, feature cast iron fireplace, airing cupboard housing combination central heating boiler.

ATTIC ROOM: 4.2m x 5.2m (13'8" x 17'2") restricted head height in some areas; accessed by loft ladder, large Velux window, exposed beams.

OUTSIDE: Garden forecourt to the front. Stone paved enclosed rear yard with raised planting borders, brick built single GARAGE 4.8m x 2.6m (15'10" x 8'5") with electric, light and power, electric roller door.

HEATING: Gas fired hot water central heating complemented by double glazing.

RESTRICTIONS: Unfortunately no housing benefit claimants can be considered due to a restriction in the landlord's mortgage term. No pets. No smokers.

DEPOSIT: £750.00

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

AVAILABLE: Mid April, 2019.

Please Note

A deposit is normally required for each property: further details available on request.

Full reference checks are carried out on every tenant. A charge of £40.00, payable in advance applies to each application made for a property.

The cost of the preparation of the inventory and tenancy agreement, which are important legal documents, is normally £175.00 inc. VAT.

Payment of the first month's rent and deposit **MUST** be made by banker's draft, Building Society counter cheque, debit card or cash. 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.



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