

3 BRIGHT STREET  
CLITHEROE  
BB7 1NW

£550 per month



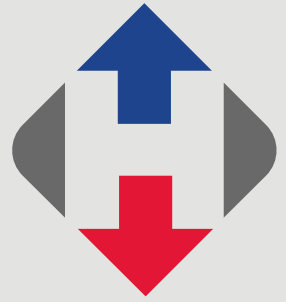
- Deceptively spacious terrace house
- 2 good-sized bedrooms
- Garden forecourt, enclosed rear yard
- Conveniently located for town centre
- Lounge, dining room, kitchen
- Excellent attic room
- 3-pce bathroom with shower
- Unfurnished

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**This deceptively spacious garden-fronted mid terrace house is conveniently located in a popular residential location within easy walking distance of the town centre and local amenities.**

**The property comprises a lounge, dining room, fitted kitchen, two bedrooms, bathroom with shower and an excellent attic room.**

**Outside there is a garden forecourt and enclosed rear yard.**



**LOCATION:** From our office continue along Castle Street, turning right by the library clock into Wellgate and continue to the 'Stop' sign. Turn left and then first right into Holden Street and then left into Taylor Street. Bright Street is the first turning on the right.

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

**LOUNGE:** 4.2m x 3.9m (13'8" x 12'8"); with decorative fireplace.

**DINING ROOM:** 4m x 3.5m (13'3" x 11'7"); understairs storage cupboard. Open to:

**KITCHEN:** 3.3m x 3.1m (10'11" x 10'3"); with a range of fitted wall and base units with complementary working surfaces, double oven with 4-ring gas hob and extractor over, plumbing for washing machine, door to the rear yard.

**FIRST FLOOR:**

**LANDING:** Staircase to attic.

**BEDROOM ONE:** 3.9m x 3.3m (12'8" x 10'9"); with built-in cupboard.

**BEDROOM TWO:** 3.6m x 2.0m (11'9" x 6'6"); with built-in cupboard.

**BATHROOM:** Housing 3-piece suite comprising panelled bath with electric shower over, low suite w.c. and pedestal washbasin.

**SECOND FLOOR:**

**ATTIC ROOM:** 5.6m x 3.3m (18'6" x 10'11").







**OUTSIDE:** Garden forecourt, enclosed rear yard.

**DEPOSIT:** £650.00.

**AVAILABLE:** Late February, 2019.

**RESTRICTIONS:** No Pets. No Smokers. No DSS.

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

**COUNCIL TAX:** Band A.

#### **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.





## CONFIDENCE GUARANTEE

**FREE Property Appraisal**  
**No Set Up Fees**  
**Total Transparency**  
**40+ Years' Experience**  
**End Of Tenancy Management**



3 Bright Street, Clitheroe, BB7 1NW

**CALLING ALL  
LANDORDS!**

**LET us LET your property to the right tenant**

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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