

68 ST PAULS STREET
CLITHEROE
BB7 2LS

£500 per month



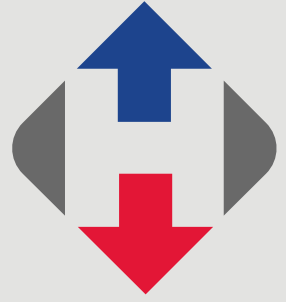
- Mid-terraced cottage
- Modern fitted dining kitchen
- Attractive rear garden & parking
- Popular residential location
- 2 good-sized bedrooms
- Lounge, 3-pce bathroom
- Gas central heating
- Unfurnished

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Mid-terrace cottage situated in a popular residential location on the edge of Clitheroe, situated close to Edisford and Roefield Leisure Centre.

The property offers attractive accommodation with lounge, modern fitted dining kitchen, utility room, three-piece bathroom and two good-sized bedrooms with beamed ceilings.

Externally, the property enjoys a pleasant rear garden and off-street parking.



LOCATION: From our office proceed down Parson Lane and then straight on at the mini roundabout over the railway bridge into Bawdlands. Continue straight on and turn right after the Spar shop (by St Pauls Church) into St Pauls Street.

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

LOUNGE: 3.9m x 3.4m (12'11" x 11'3"); fitted gas fire and wooden mantle.

DINING KITCHEN: 3.9m x 3.4m (12'11" x 11'3"); range of attractive modern fitted wall and base units, cooker and tiled floor.

UTILITY ROOM: plumbing for washing machine, central heating boiler.

BATHROOM: housing 3-pce suite comprising low suite w.c., pedestal washbasin and panelled bath with shower tap fitment. Tiled floor and tiled walls.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4m x 3.4m (13'3" x 11'3").

BEDROOM TWO: 3.4m x 2.2m (11'3" x 7'4").

W.C.: housing 2-piece suite comprising low suite w.c. and washbasin.





OUTSIDE: Attractive rear garden and off-street parking.

HEATING: Gas central heating.

DEPOSIT: £650.00.

AVAILABLE: Mid March, 2018.

RESTRICTIONS: No Pets. No Smokers. No DSS.

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

COUNCIL TAX: Band B.

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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