

14 PARKER AVENUE  
CLITHEROE  
BB7 1JA

£900 per month



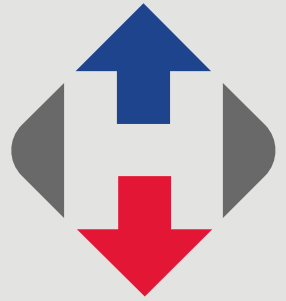
- Modern townhouse
- Lounge with fireplace, dining kitchen
- Good-sized accommodation
- Convenient location on edge of town
- Three bedrooms
- House bathroom
- Parking, enclosed garden
- Unfurnished. Min 12-month tenancy.

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Enjoying a quiet cul-de-sac location, on the outskirts of Clitheroe, yet convenient for all the local amenities.

This modern townhouse offers spacious accommodation comprising lounge with fitted fire, attractive fitted dining kitchen, three bedrooms and three-piece white bathroom suite with shower.

Outside, there is an enclosed paved rear garden and private parking to the front.



**LOCATION:** From the town centre travel down Castle Street and turn right into Wellgate, then right again into Lowergate. Follow this road and take the first turning at the first mini roundabout and then the second exit at the next mini roundabout into Whalley Road. Continue past the petrol station on the left hand side and take the next right turning into Parker Avenue.

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

**ENTRANCE PORCH:**

**LOUNGE:** 8m x 3.5m (15'9" x 11'7"); with fitted gas fire, under stairs storage cupboard.

**DINING KITCHEN:** 4.4m x 3.9m (14'6" x 12'8"); with range of modern fitted wall and base units with complementary working surfaces, built-in electric oven, four-ring electric hob with extractor over, plumbing for washing machine, door to rear.

**FIRST FLOOR:**

**LANDING:** Built-in storage cupboard.

**BEDROOM ONE:** 5m x 2.5m (16'5" x 8'2").

**BEDROOM TWO:** 3.8m x 2.1m (12'4" x 7').

**BEDROOM THREE:** 2.8m x 2.2m (9'4" x 7'2").

**BATHROOM:** Housing 3-piece white suite comprising low suite w.c., pedestal wash hand-basin and panelled bath with shower over.





**OUTSIDE:** Enclosed rear garden with paved patio and planting borders. Private parking to the front.

**HEATING:** Gas central heating.

**DEPOSIT:** £1,038.00.

**EPC RATING:** D.

**COUNCIL TAX:** Band C, £1,951.60 (April 2024)

**AVAILABLE:** Immediately.

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

### 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.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

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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