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**honeywell**

2-4 Parson Lane, Clitheroe, Lancashire BB7 2JN

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## **32 CHATBURN ROAD CLITHEROE**

### **£675 per month**

- \* Well-presented garden-fronted terrace
- \* Lounge, dining room, fitted kitchen
- \* Enclosed rear yard, integral garage
- \* Gas central heating, double glazing
- \* Sought-after location
- \* 3 bedrooms, shower room
- \* Spacious accommodation
- \* Unfurnished.



Tel: **01200 444477**

Fax: **01200 442244**



Email: [rentals@honeywell.co.uk](mailto:rentals@honeywell.co.uk)

Website: [www.honeywell.co.uk](http://www.honeywell.co.uk)

Situated in a much sought-after location within easy walking distance of Clitheroe town centre and it's many local amenities, this superb garden-fronted terrace house offers deceptively spacious accommodation. The property is ideal for a family and comprises sitting room, living room, fitted breakfast kitchen, modern shower room and three bedrooms. There is a large integral garage, w.c., enclosed rear yard and garden forecourt.

**Location:** From Clitheroe town centre continue straight on by the library clock into York Street. At the roundabout go straight on into Chatburn Road and the property is on the right hand side.

**Entrance Vestibule:**

**Entrance Hall:** Staircase to first floor.

**Sitting Room:** 3.8m x 3.8m (12'7" x 12'7") plus bay window; 'Living Flame' gas fire.

**Living Room:** 4.6m x 3.9m (15'2" x 12'11"); 'Living Flame' gas fire, generous under stairs cupboard.

**Kitchen:** 4.8m x 2.6m (15'9" x 8'7"); range of fitted wall and base units with complementary laminate working surfaces, built-in stainless steel electric cooker, 4-ring halogen hob with integrated extractor over. Personal door to garage.

**First Floor:**

**Landing:**

**Bedroom 1:** 3.9m x 3.9m (12'11" x 12'11"); excellent range of built-in wardrobes.

**Bedroom 2:** 4.6m x 2.9m (15'2" x 9'8"); built-in wardrobes and cupboards.

**Bedroom 3:** 2.4m x 2m (8' x 6'8"); built-in shelves.

**Bathroom:** Modern 3-piece white suite comprising pedestal washbasin, low suite w.c. and double shower enclosure housing twin head thermostatic shower.

**Garage:** 5.7m x 3.6m (18'10" x 11'11"); Integral garage with remote controlled door, plumbing for washing machine, wall-mounted boiler, door to rear. Useful w.c.

**Outside:** Front garden forecourt and enclosed paved rear yard.

**Restrictions:** No pets. No DSS. No Smokers.

**Heating:** Gas central heating.

**Tax Band:** Council Tax Band C.

**Deposit:** £850.00.

**Available:** Late April, 2017.

**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 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



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