

27 GARNETT ROAD
CLITHEROE
BB7 2PA

£750 per month



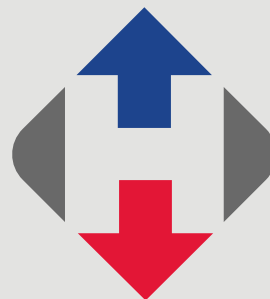
- Stunning semi-detached house
- Lounge, superb dining kitchen
- Modern bathroom, separate w.c.
- Presented to high standards throughout
- Three bedrooms
- Delightful south-facing garden
- Popular edge of town location
- Unfurnished. Min 12-month tenancy.

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A superb semi-detached house offering contemporary accommodation which is presented to the highest standards.

The property briefly comprises entrance hall, lounge, stunning dining kitchen, three bedrooms, bathroom with Jacuzzi bath and shower and separate w.c.

Outside, there is a fantastic rear garden with outdoor stores and a lovely paved area to the front.



LOCATION: From our Lettings Office travel down Parson Lane, proceed straight on at the roundabout and over the railway bridge into Bawdlands. Follow the road along and turn left at the Ford garage into Henthorn Road. Continue down the road for a short while, passing the park on the left hand side. Garnett Road is located off to the right and number 27 is on the left hand side.

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

ENTRANCE HALL: Staircase to first floor.

LOUNGE: 3.0m x 2.5m (9'9" x 8'2"); with double glazed sliding patio doors to the rear garden.

DINING KITCHEN: 5.9m x 3.4m (19'5" x 11'3"); range of modern fitted wall and base units with complementary working surfaces, dual fuel range cooker with extractor over, integrated dishwasher, French doors to rear garden.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.5m x 3.3m (11'5" x 10'10"); built-in cupboard.

BEDROOM TWO: 3.2m x 3.3m (10'6" x 10'10").

BEDROOM THREE: 2.5m x 2.4m (8'2" x 7'11"); built-in wardrobe.

BATHROOM: With three-piece suite comprising walk-in shower enclosure housing electric shower, pedestal washbasin and Jacuzzi bath.





SEPARATE W.C.: Housing two piece-suite with low suite w.c. and washbasin.

OUTSIDE: Delightful rear garden with lawn and patio, two outdoor stores, paved front garden.

HEATING: Gas central heating.

DEPOSIT: £ 865.00

AVAILABLE: Immediately.

RESTRICTIONS: No Pets and no Smokers.

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

COUNCIL TAX: Band B.

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.

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.





CONFIDENCE GUARANTEE

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