

19 PENDLE ROAD
CLITHEROE
BB7 1JQ

£550 per month



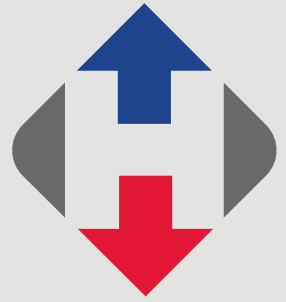
- Well-presented mid terrace house
- 2 receptions, modern kitchen
- Enclosed rear yard
- Convenient popular location
- Two bedrooms
- Four-piece bathroom
- Gas CH and double glazing
- Unfurnished

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A well-presented and tastefully decorated stone built terrace house situated within easy reach of the A59 and Clitheroe's many amenities.

This attractive house offers two bedrooms and two reception rooms, a modern fitted kitchen and white four-piece bathroom suite with separate shower enclosure.

There is an enclosed paved yard to the rear and the property also benefits from gas central heating and PVC double glazing.



LOCATION: From Clitheroe town centre continue along Castle Street and turn right by the library clock into Wellgate and continue to the 'Stop' sign. Then turn right and immediately left into Shawbridge Street which continues into Pendle Road. The property can be found on the left hand side after approximately 300 yards.

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

ENTRANCE VESTIBULE: Staircase to first floor.

SITTING ROOM: 3.6m x 3.4m (11'11" x 11'3"); laminate wood floor, feature decorative brick fireplace.

DINING ROOM: 4.4m x 4.1m (14'7" x 13'7"); laminate wood floor, feature decorative brick fireplace., under stairs storage cupboard.

KITCHEN: 3.6m x 1.8m (11'11" x 5'10"); with range of modern fitted wall and base units with complementary laminate working surfaces, integrated double electric oven, 4-ring ceramic hob with integrated extractor fan over, plumbing for washing machine, PVC door to rear.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.3m x 3.7m (14'3" x 12'3").

BEDROOM TWO: 3.9m x 2.5m (12'11" x 8'4"); built-in storage cupboard.

BATHROOM: Housing four-piece suite comprising low suite w.c., pedestal washbasin, panelled bath and walk-in shower enclosure housing direct feed shower.





OUTSIDE: Enclosed yard to rear with two brick built stores.

HEATING: Gas central heating.

DEPOSIT: £700.00.

AVAILABLE: Late May, 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.

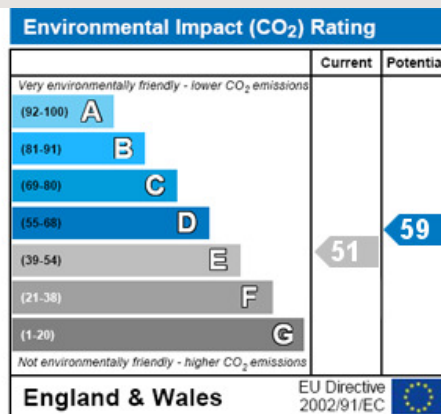
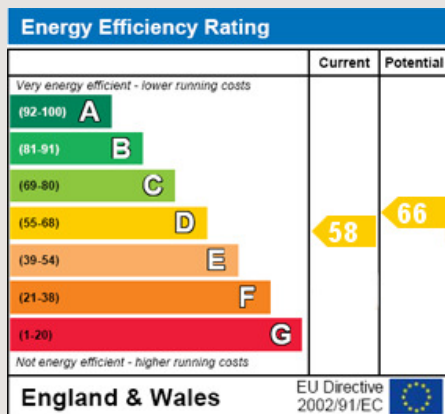
The cost of the preparation of the inventory and tenancy agreement, which are important legal documents, is normally £175.00 inc. VAT.

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.



CONFIDENCE GUARANTEE

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



19 Pendle Road, Clitheroe, BB7 1JQ

**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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