

ALBION HOUSE  
KIRKMOOR ROAD  
CLITHEROE  
BB7 2DU



£875 per month

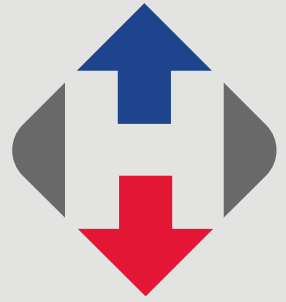


- Stonebuilt mature detached house
- Stunning open views to rear
- Walking distance from town
- Character features, attractive garden
- 3 bedrooms, study, bathroom
- Parking for 2 cars
- Lounge, dining room, sun lounge & dining kit
- Unfurnished

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**A rare opportunity to rent a mature period detached house, built in 1860, enjoying fantastic views to the rear and being only five minutes' walk from Clitheroe town centre and a range of amenities.**

**Albion House offers many character features which include corncicing, picture rails, feature plasterwork and an open fire. The accommodation offers three bedrooms, study, bathroom and shower room, two reception rooms, dining kitchen, sun lounge and conservatory. There is parking for two cars and an easy maintenance garden which adjoins open fields and provides excellent views.**



**LOCATION:** From our office turn left into Parson Lane and continue straight on at the mini roundabout, over the railway bridge and then first right into Castle View. Follow the road to the end, bear left into Kirkmoor Road and Albion House can be found at the far end on the right hand side.

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

**ENTRANCE VESTIBULE:** With original tiled floor, dado rail.

**ENTRANCE HALL:** With coved corncicing, staircase off to first floor.

**CLOAKROOM:** With stained glass panel window, large cloaks storage cupboard providing hanging space for coats.

**SHOWER ROOM:** With 3-piece suite comprising pedestal washbasin, low suite w.c. and fitted shower tray with electric shower, part-tiled walls.

**LIVING ROOM:** 4.4m x 4.1 (14'7" x 13'6"); with electric fire in feature surround, staircase to first floor, understairs storage cupboard.

**DINING ROOM:** 3.8m + bay window x 4.1m (12'4" + bay window x 13'7"); feature square double glazed window with stained glass panels, coved cornice, feature plasterwork, picture rail, folding half-glazed doors leading to:

**LOUNGE:** 4.2m x 4.7m (13'10" x 15'6"); feature plasterwork, picture rail, built-in original cupboard set into alcoves with bookshelves, television point, open fire with tiled hearth and insert and mahogany surround. Opening to:

**SUN LOUNGE ROOM:** 4.2m x 2.4m (13'9" x 8'); with 2 PVC double windows to side elevation and Ultra frame polycarbonate roof, sliding patio doors leading to conservatory.

**CONSERVATORY:** 6.2m x 1.5m (20' x 4'10"); tiled floor, doorway opening to rear garden.







**DINING KITCHEN:** 5.3m x 4.1m (17'3" x 13'5"); modern range of maple wood wall and base fronted units with complementary laminate working surface and tiled splashback, integrated double electric fan oven with stainless steel 4-ring gas hob and extractor hood over, plumbing for dishwasher, one and a half bowl stainless steel single drainer sink unit with mixer tap. **Dining area** with space for large dining table, built-in storage cupboard, understairs storage area and PVC door to conservatory.

**UTILITY ROOM:** 2.8m x 1.7m (9'3" x 5'5"); with plumbing for washing machine, space for drier, floor-mounted gas central heating boiler, space for freezer, quarry tiled floor, door leading to side driveway.

#### **FIRST FLOOR:**

**LANDING:** With spindles and balustrade, original stained glass window to side elevation, access via folding loft ladder to boarded loft providing excellent storage.

**BEDROOM ONE:** (front): 4.3m x 3.8m (14'1" x 12'6"); with coved cornice and picture rail. Large walk-in wardrobe with hanging, two PVC windows to front elevation and two wall light points.

**BEDROOM TWO:** (rear): 3.2m x 4.7m (10'6" x 15'4"); with picture rail and excellent views over neighbouring countryside.

**BEDROOM THREE:** (rear): 2.1m x 2.6m (6'10" x 8'5").

**STUDY:** 2.8m x 1.4m (9'3" x 4'7"); with BT telephone point, excellent views.

**BATHROOM:** With 3-piece suite comprising vanity washbasin with cupboards under and chrome taps, low suite w.c. and shower bath with curved glass shower screen and electric shower, part-tiled walls.

**OUTSIDE:** Driveway, easy-to-maintain garden adjoining open fields, with delightful views.

**HEATING:** Gas fired hot water central heating system complemented by majority double glazing in PVC frames.

**DEPOSIT:** £1,000.00. **AVAILABLE:** Immediately. **COUNCIL TAX:** Band F. **EPC Rating:** D.

**RESTRICTIONS:** No Pets. No Smokers. No DSS.





**CONFIDENCE  
GUARANTEE**

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



*Albion House, Kirkmoor Rd Clitheroe, BB7 2DE*

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LANDORDS!**

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We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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