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honeywell

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

chartered surveyors • estate agents

77 CHATBURN ROAD CLITHEROE

£695 per month

- * Exceptional mid-terrace house
- * Lounge, dining room, fitted kitchen
- * Enclosed rear yard, garden forecourt
- * Desirable, residential location
- * Three good bedrooms
- * Modern bathroom with shower
- * Gas CH & double glazing
- * Unfurnished.



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This deceptively spacious mid-terrace house is situated in a pleasant location within easy access of the town centre and local amenities. The property offers well-presented accommodation with lounge open to dining room, fitted kitchen, three bedrooms and three-piece white bathroom suite with shower. Externally the house enjoys a garden forecourt and enclosed rear yard.

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 left hand side, just before the cricket field.

Entrance Vestibule:

Entrance Hall: Staircase to first floor.

Lounge: 4.0m x 3.7m (13'1" x 12'1") + bay window; with 'Living Flame' gas fire, wooden floor.
Double doors to:

Dining Room: 4.3m x 3.9m (14'2" x 12'9"); wooden floor.

Kitchen: 3.8m x 2.9m (12'7" x 9'8"); range of fitted wall and base units with complementary working surfaces, integrated double electric oven, 4-ring gas hob and extractor over, plumbing for washing machine and dishwasher, understairs storage cupboard, door to rear.

First Floor

Landing:

Bedroom One: 4.0m x 4.3m (13'1" x 14'2"); good range of built-in wardrobes.

Bedroom Two: 2.9m x 3.7m (9'7" x 12'1"); fitted wardrobe.

Bedroom Three: 2.7m x 2.4m (8'11" x 7'10"); built-in wardrobes and shelves.

Bathroom: With three-piece white suite comprising pedestal washbasin, low suite w.c. and panelled bath with direct feed shower over.

Outside: Enclosed rear yard and garden forecourt.

Restrictions: No DSS. No Pets. No Smokers.

Deposit: £1,000.00.

Available: Early November, 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, 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.



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