

47 RIVERSIDE
LOW MOOR
CLITHEROE
BB7 2NS

£550 per month



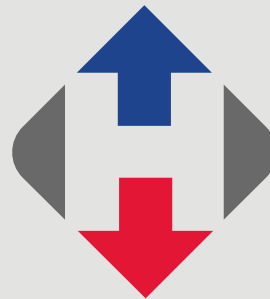
- Well-presented modern quasi-semi
- Attractive fitted kitchen, lounge
- Good-sized rear garden
- Quiet popular cul-de-sac location
- 2 double bedrooms
- Modern 3-pce bathroom
- Gas central heating, private parking
- Unfurnished

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This modern quasi-semi detached house is located in a popular residential location situated close to open countryside.

The property offers well-presented accommodation briefly comprising open plan main living space comprising lounge and dining room, attractive fitted kitchen, two good-sized bedrooms, three-piece white bathroom suite.

Externally the house enjoys private parking and pleasant, good-sized gardens to front and rear. Viewing is recommended.



LOCATION: From Clitheroe town centre turn left at Castlegate into Parson Lane and continue straight on at the mini roundabout into Bawdlands and then Edisford Road. Turn right between the Vantage Garage and St Paul's Parish Church into St Paul's Street, continuing to the end where the road bends right into Riverside.

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

ENTRANCE HALL: Storage cupboard. Alarm panel.

KITCHEN: 2.8m x 2.2m (8'2" x 7'3"); with range of modern fitted wall and base units, built-in electric oven, 4-ring electric hob with extractor over, plumbing for washing machine.

SITTING ROOM. 6.0m x 2.7m widening to 3.1m (19'8" x 8'9" widening to 10'2"); door leading to garden.

FIRST FLOOR:

LANDING: with good-sized airing cupboard.

BEDROOM ONE: 3.3m x 3.1m (10'9" x 10'2").

BEDROOM TWO: 3.0m x 2.6m (9'9" x 8'6").





BATHROOM: housing 3-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with shower tap fitment.

OUTSIDE: Private parking, good sized rear garden, mainly laid to lawn with timber shed and patio. Front garden area.

DEPOSIT: £750.

AVAILABLE: Immediately.

RESTRICTIONS: No Smokers. No DSS.

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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