

5 EDISFORD ROAD
CLITHEROE
BB7 2LN

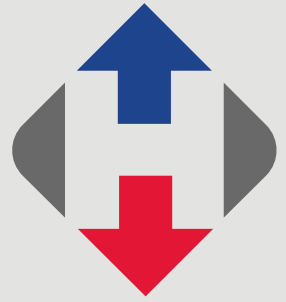
£650 per month



- Well presented semi-detached house
- Lounge with modern electric fire
- Excellent gardens front and rear
- Delightful convenient location
- Three bedrooms
- Good sized dining kitchen
- Contemporary bathroom suite
- Unfurnished. Available mid/end May.

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This semi-detached house is situated on the edge of Clitheroe town centre, close to open countryside and within easy reach of all the local amenities. The property offers bright, well-planned accommodation, which briefly comprises, lounge, generous dining kitchen, cloakroom, three bedrooms and a modern three piece bathroom with shower. Outside, there are excellent sized gardens to the front and rear.



LOCATION: From our Lettings Office, turn right and proceed down Parson Lane and follow the road over the mini roundabout, crossing the railway bridge into Bawdlands. Proceed straight on into Edisford Road and number 5 is situated on the left hand side.

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

ENTRANCE HALL: Staircase to first floor.

LOUNGE: 4.7m x 3.6m (15'3" x 11'8"); with modern electric fire.

KITCHEN: 4.5m x 2.8m max, 1.8m min (14'8" x 9'4" max, 5'9" min); with a range of fitted wall and base units with complementary working surfaces, integrated electric oven with 4-ring ceramic hob, extractor hood, built-in seating area.

REAR PORCH: External door to rear, understairs storage cupboard, plumbing for washing machine.

CLOAKROOM: With low suite w.c.

FIRST FLOOR

LANDING.

BEDROOM ONE: 3.6m x 2.8m (11'10" x 9'5").

BEDROOM TWO: 2.8m x 2.5m (9'4" x 8'2").

BEDROOM THREE: 2.8m x 1.7m (9'2" x 5'7").





BATHROOM: Contemporary 3-pce white suite comprising low suite w.c., vanity washbasin and panelled bath with thermostatically controlled shower over.

OUTSIDE: : Good-sized gardens, mainly low maintenance, with pebbled areas and patio. Timber storage shed.

HEATING: Gas central heating.

DEPOSIT: £800.00.

AVAILABLE: Mid/end May, 2019.

RESTRICTIONS: No Pets. No Smokers. Unfortunately no housing benefit claimants can be considered due to a restriction in the landlord's mortgage term.

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

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End Of Tenancy Management



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2-4 Parson Lane, Clitheroe, BB7 2JN
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