

22 COLTHIRST DRIVE
CLITHEROE
BB7 2EJ

£550 per month



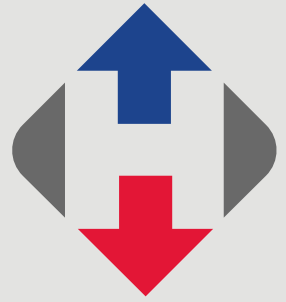
- Modern end quasi semi house
- Open plan lounge/diner, fitted kitchen
- Well presented accommodation
- Good-sized rear garden, private parking
- 3 bedrooms
- 3-piece bathroom
- Popular residential location
- Unfurnished. Available Mid-Dec.

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An attractive modern end quasi-semi situated on this ever popular development with easy access to the A59 and Clitheroe's local amenities.

The property provides well-presented accommodation with open-plan lounge/diner, fitted kitchen, three bedrooms and a three-piece bathroom.

Outside, the house boasts a good-sized rear garden and driveway providing private parking. With the added benefits of gas central heating and double glazing, early viewing is strongly recommended.



LOCATION: From Clitheroe town centre continue straight on past the library clock into York Street. Continue straight on at the roundabout into Chatburn Road turning left opposite the Grammar School into Colthirst Drive.

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

ENTRANCE HALL: With staircase to first floor.

LOUNGE/DINER: 7.1m x 3.4m (23'4" x 11'2"); understairs storage cupboard.

KITCHEN: 2.4m x 2.1m (7'9" x 6'9"); range of fitted wall and base units with complementary laminate working surfaces, gas and electric cooker points, plumbing for washing machine.

FIRST FLOOR:

LANDING: With loft access.

BEDROOM ONE: 4.4m x 2.6m narrowing to 1.5m (14'5" x 8'6" narrowing to 4'9"); built-in cupboard.

BEDROOM TWO: 3.1m x 2.4m (10'2" x 7'9").

BEDROOM THREE: 2.3m x 1.8m (7'6" x 5'9").

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





OUTSIDE: Small garden area to front and driveway providing private parking. To the rear there is a good-sized garden mainly laid to lawn.

HEATING: Gas central heating.

DEPOSIT: £700.00

AVAILABLE: Mid December, 2018.

EPC: The energy efficiency rating for this property is C.

RESTRICTIONS: No Pets. 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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