

142 WOONE LANE  
CLITHEROE  
BB7 1BN

£500 per month

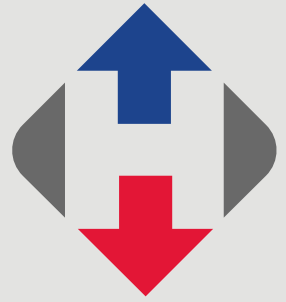


- Attractively presented first floor flat
- Lounge open to contemporary kitchen
- Modern fixtures and fittings
- Convenient for town centre
- Luxury three-piece shower room
- Two bedrooms
- Spacious accommodation
- Unfurnished

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**An attractive self-contained first floor apartment enjoying an enviable residential location and within walking distance of the town centre.**

**The property offers a spacious lounge open to modern fitted kitchen, two bedrooms and a contemporary shower room. Viewing is essential.**



**LOCATION:** From the town centre continue along Castle Street and turn right by the library clock into Wellgate. Turn right again into Lowergate and at the mini roundabout continue straight on. Carry straight on at the next roundabout and turn right into Greenacre Street, then left into Woone Lane. Proceed down the road and the property is situated on the right hand side, with the entrance to the flat being on Kay Street.

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

**ENTRANCE HALL:** With staircase to accommodation.

**LOUNGE:** 5.3m x 3.2m (17'5" x 10'6"); open to:

**KITCHEN:** 2.9m x 2.3m (9'6" x 7'7"); with range of modern fitted wall and base cupboards with complementary wooden working surfaces, integrated electric oven, 4-ring ceramic hob with extractor over, plumbing for washing machine.

**SHOWER ROOM:** Housing luxury 3-piece white comprising low suite w.c., pedestal wash basin and walk-in shower enclosure with electric shower.

**BEDROOM ONE:** 4.1m x 2.8m (13'5" x 9'2").

**BEDROOM TWO:** 4.1m x 2.2m (13'5" x 7'3").





**DEPOSIT:** £650.00.

**COUNCIL TAX:** Band A.

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

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

**AVAILABLE:** Immediately.

### **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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