

137 WHALLEY ROAD  
CLITHEROE  
BB7 1HW

£500 per month

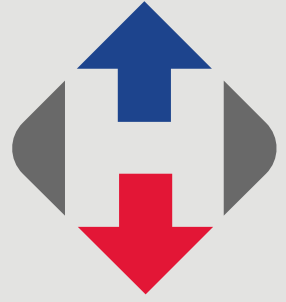


- Well-presented mid-terrace house
- Open-plan lounge/dining room
- Contemporary bathroom with shower
- Convenient for town centre
- Modern fitted kitchen
- Two good-sized bedrooms
- Enclosed rear yard
- Unfurnished

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**This well-presented mid-terrace house is located on the fringe of Clitheroe, convenient for the town centre, local amenities and the A59.**

**The property offers good-sized accommodation with open-plan lounge/dining room, a modern fitted kitchen, two double bedrooms and a 3-piece white bathroom with shower. Outside, there is an enclosed yard with store to the rear.**



**LOCATION:** From the town centre travel down Castle Street and turn right into Wellgate, then right again into Lowergate. Follow this road and take the first turning at the first mini roundabout and then the second exit at the next mini roundabout into Whalley Road. Follow the road for a short while and No 137 is located on the left hand side.

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

**ENTRANCE VESTIBULE:**

**OPEN PLAN LOUNGE/DINING ROOM:** 7.3m x 3.9m (24' x 12'11"); modern 'Living Flame' gas fire, understairs storage area.

**KITCHEN:** 3.5m x 2.5m (11'7" x 8'4"); with range of modern fitted wall and base cupboards with complementary working surfaces, built-in electric oven, 4-ring gas hob with filter hood over, plumbing for washing machine, tiled floor, door to rear.

**FIRST FLOOR:**

**BEDROOM ONE:** 4m x 3.9m (13'3" x 12'11").

**BEDROOM TWO:** 3.5m x 2.5m (11'7" x 8'4").

**BATHROOM:** Housing 3-piece white suite comprising low suite w.c., pedestal wash basin and panelled bath with electric shower over. Built-in storage cupboard.





**OUTSIDE:** Enclosed rear yard with store.

**DEPOSIT:** £650.00.

**COUNCIL TAX:** Band B.

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

**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**

**FREE Property Appraisal**  
**No Set Up Fees**  
**Total Transparency**  
**40+ Years' Experience**  
**End Of Tenancy Management**



137 Whalley Road, Clitheroe, BB7 1HW

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**LET us LET your property to the right tenant**

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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