

14 FRANKLIN STREET  
CLITHEROE  
BB7 1DQ

£525 per month



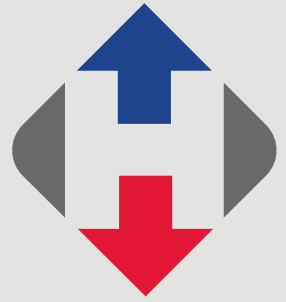
- Well-presented mid terrace house
- Lounge with fire, dining kitchen
- Spacious, light & airy accommodation
- Good-sized enclosed rear yard
- Two generous bedrooms
- 3-piece bathroom
- Ideally located for town centre
- Unfurnished

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**This mid-terrace house is located on the fringe of Clitheroe town centre within easy reach of the Castle park and playground and all the local amenities.**

**Presented to good standards, the property offers well-apportioned accommodation comprising lounge with fire, modern fitted dining kitchen, two bedrooms and a three-piece bathroom with shower. Outside, there is a good-sized enclosed rear yard.**

**Viewing is recommended.**



**LOCATION:** From our office continue down Parson Lane and straight on at the mini roundabout into Bawdlands. After the railway bridge turn first left into Corporation Street, then left at the bottom into Eshon Terrace, then take the right hand turning just before the level crossing into Franklin Street.

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

**ENTRANCE VESTIBULE:**

**LOUNGE:** 4.2m x 3.5m (13'10" x 11'5"); electric coal-effect fire, open staircase to first floor.

**DINING KITCHEN:** 4.3m x 3.5m (14'1" x 11'7"); with a range of modern fitted wall and base units with complementary laminate working surfaces, integrated electric oven, four ring ceramic hob and extractor over, plumbing for washing machine, understairs storage cupboard.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 4.2m x 3.4m (13'10" x 10'5").

**BEDROOM TWO:** 4.4m x 2.1m (14'5" x 6'10").

**BATHROOM:** Housing three-piece coloured suite comprising low suite w.c., pedestal washbasin and panelled bath with electric shower over.







**OUTSIDE:** Good-sized enclosed rear yard.

**HEATING:** Gas central heating.

**DEPOSIT:** £650.00.

**AVAILABLE:** Immediately.

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

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

**COUNCIL TAX:** Band A.

### 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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