

11 ESHTON TERRACE
CLITHEROE
BB7 1BQ

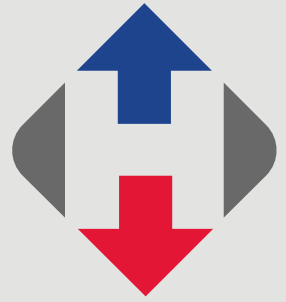
£700 per month



- Attractive, spacious terrace house
- Two receptions, sun room
- Paved rear garden, detached garage
- Sought-after, convenient location
- Three bedrooms
- Modern fitted kitchen
- White bathroom suite
- Unfurnished

honeywell-lettings.co.uk

Situated just a short walking distance from Clitheroe town centre with its many amenities and only a stones' throw away from the Castle grounds, playing fields and park, this garden-fronted terraced house offers deceptively spacious accommodation, ideal for a family.



The property is well-presented throughout and comprises sitting room, living room, sun room, modern fitted kitchen, three bedrooms and three-piece bathroom.

Outside, there is a garden forecourt, paved rear garden and detached garage.

LOCATION: From our office proceed down Parson Lane and continue straight on at the mini roundabout, over the railway bridge into Bawdlands and turn first left into Corporation Street. Turn left and carry straight on over the level crossing in Eshton Terrace. Number 11 is situated on the right hand side.

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

ENTRANCE VESTIBULE: Tiled flooring.

ENTRANCE HALL: Staircase to first floor.

SITTING ROOM: 3.7m X 3.5m (12'2" x 11'6").

LIVING ROOM: 4.5m X 3.7m (14'9" x 12'2"); wooden flooring, built-in cupboard, range of built-in shelves, decorative cast iron fireplace.

KITCHEN: 4.1m X 2.5m (13'5" x 8'2"); with a range of modern fitted wall and base units with complementary laminate working surfaces, gas cooker with four-ring gas hob, plumbing for dishwasher, plumbing for washing machine, built-in pantry cupboard, understairs storage cupboard.

SUN ROOM: 3.0m X 1.3m (9'11" x 4'3").

FIRST FLOOR:

LANDING: Good range of built-in storage.

BEDROOM ONE: 4.6m X 3.5m (15'1" x 11'5").

BEDROOM TWO: 4.6m X 3.1m (15'1" x 10'2").





BEDROOM THREE: 2.4m X 1.9m (7'10" x 6'3").

BATHROOM: Housing 3-piece white suite comprising high suite w.c., wall-mounted washbasin and panelled bath with thermostatic shower over.

OUTSIDE: Garden forecourt, enclosed paved rear garden and detached garage measuring 5.4m X 2.9m (17'6" x 9'6").

DEPOSIT: £800.00

AVAILABLE: Mid June, 2019

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

COUNCIL TAX: Band C.

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.





11 Eshton Terrace. Clitheroe, BB7 1BQ

CALLING ALL
LANDORDS!

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

2-4 Parson Lane, Clitheroe, BB7 2JN
T: 01200 444477 E: lettings@honeywell.co.uk



HoneywellEstateAgents



HoneywellAgents

honeywell-lettings.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Lettings Ltd. has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information.