

46 MEARLEY SYKE
CLITHEROE
BB7 1JG

£575 per month



- Superb modern townhouse
- Contemporary dining kitchen
- Private parking, rear garden
- Sought-after convenient location
- Two bedrooms, lounge
- Newly fitted 3-pce bathroom suite
- Recently refurbished
- Unfurnished

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This well-presented modern terrace house has been refurbished throughout and is situated on this highly sought after development, convenient for the town centre and local amenities.

The property offers contemporary accommodation with newly fitted dining kitchen, lounge, two bedrooms and brand new modern three-piece white bathroom suite with shower.

The property also benefits from a good-sized, low maintenance rear garden and private parking.

Early viewing is a must to avoid disappointment.

LOCATION: From the town centre proceed down Castle Street and turn right into Wellgate, following the road to the end. Turn right at the T-junction and left at the mini roundabout into Pendle Road. Follow this road up and turn left at the mini roundabout into Highmoor Park. Follow the road, turning left at the next T-junction into Mearley Syke. Follow the road round and the property can be found on the left hand side.

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

ENTRANCE PORCH:

LOUNGE: 4.7m x 3.6 (15'5" x 11'10"); with open staircase to first floor, understairs storage cupboard.

DINING KITCHEN: 3.6m x 3.0m (11'9" x 6'); with range of newly installed contemporary range of fitted wall and base units with complementary laminate working surfaces, double gas oven with four-ring gas hob, extractor hood, plumbing for washing machine, French doors to rear garden.

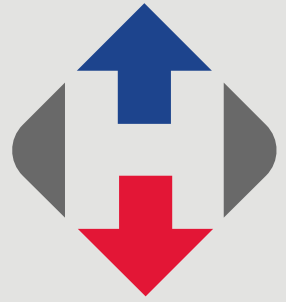
FIRST FLOOR:

BEDROOM ONE: 3.6m x 2.8m (11'10" x 9'2").

BEDROOM TWO: 3.6m x 2.1m (11'9" x 6'10").

BATHROOM: Housing newly fitted modern three-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with electric shower over, built-in cupboard housing hot water tank.

OUTSIDE: Low maintenance tiered rear garden with paved patio areas. Private parking.





HEATING: Gas central heating.

DEPOSIT: £750.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. No DSS.

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

COUNCIL TAX: Band B.

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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