

63 PIMLICO ROAD
CLITHEROE
BB7 2AH

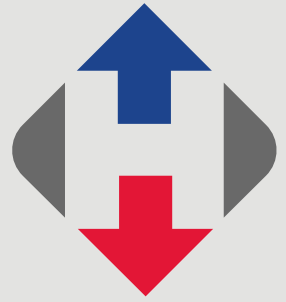
£550 per month



- Garden fronted mid-terraced house
- Dining room, fitted kitchen
- 4-pce house bathroom with shower
- Convenient, edge-of-town location
- Sitting room with open fire
- 2 good-sized bedrooms
- Private tiered garden
- Unfurnished

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A traditional stonebuilt mid-terraced house which offers modern, contemporary accommodation ideal for a professional couple or young family and is situated in a convenient location on the edge of town.



The property has a sitting room and dining room both with open fires, fitted kitchen, two bedrooms and four-piece bathroom suite.

Outside, there is a garden forecourt and delightful rear garden area which is very private and easy to maintain.

LOCATION: From our sales office continue along Castle Street and carry straight on at the library into York Street. At the roundabout turn left into Well Terrace and then right at the next roundabout into Pimlico Road. Number 63 can be found on the left hand side.

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

ENTRANCE VESTIBULE:

ENTRANCE HALL: Polished wood floor.

SITTING ROOM: 3.4m x 3.6m (11'3" x 11'9"); open fire with attractive inset and hearth.

DINING ROOM: 3.7m x 4.0m (12'2" x 13'2"); original open fire, understairs storage and PVC doors to rear garden.

KITCHEN: 2.2m x 3.2m (7'2" x 10'7"); range of attractive fitted wall and base units with complementary working surfaces, double gas oven with 4-ring gas hob, plumbing for washing machine, tiled floor, door to rear.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.6m x 3.5m (15'1" x 11'7"); original decorative fireplace.

BEDROOM TWO: 3.1m x 1.9m (10'3" x 6'4"); polished wood floor.

BATHROOM: Housing 4-piece suite comprising low suite w.c., pedestal washbasin, panelled bath and shower enclosure.





OUTSIDE: Private, enclosed rear tiered gravelled garden laid with ease of maintenance in mind. Garden forecourt.

HEATING: Gas central heating.

DEPOSIT: £750.00.

AVAILABLE: Early June, 2018.

RESTRICTIONS: No Pets. No Smokers. No DSS.

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

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.





CONFIDENCE GUARANTEE

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No Set Up Fees
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40+ Years' Experience
End Of Tenancy Management



63 Pimlico Road, Clitheroe, BB7 2AH

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