

20 LONGSIGHT AVENUE
CLITHEROE
BB7 2AN

£675 per month



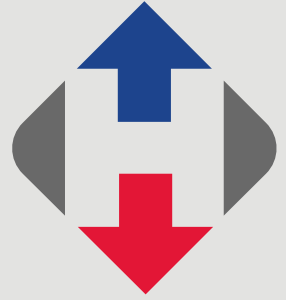
- Attractive mid terraced property
- Lounge, dining room & kitchen
- Front forecourt, rear garden, garage
- Convenient location
- Three bedrooms
- House bathroom with shower
- Gas CH & double glazing
- Unfurnished. Available mid October.

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An extremely well-presented house, situated in a sought-after area of Clitheroe, close to the local schools and amenities.

The property offers two reception rooms, a fitted kitchen, three bedrooms and a three piece bathroom with shower.

Outside, there is a garden forecourt and a good-sized rear garden area with detached garage.



LOCATION: From our Lettings Office proceed down Castle Street and continue straight on at the library into York Street. At the roundabout proceed straight on into Chatburn Road and turn first left into Princess Avenue, then first right into Longsight Avenue.

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

ENTRANCE HALL: Staircase to first floor, understairs storage.

SITTING ROOM: 3.6m x 4.0m (11'8" x 13'0"); open fire set in an attractive surround.

DINING ROOM: 4.0m x 3.6m (13'0" x 11'8"); brick fireplace housing wood burning stove.

KITCHEN: 2.2m x 2.9m (7'1" x 9'5"); a range of fitted wall and base units with complementary laminate working surfaces, integrated electric oven, 4-ring ceramic hob, plumbing for washing machine, external door to rear.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.2m x 3.1m (10'4" x 10'0"); range of built-in wardrobes, decorative fireplace.

BEDROOM TWO: 2.9m x 3.1m (9'5" x 10'0"); with decorative fireplace.

BEDROOM THREE: 2.6m x 2.0m (8'5" x 6'5").





BATHROOM: With 3-piece white suite comprising low suite w.c., pedestal washbasin, roll top bath with shower over.

OUTSIDE: Good-sized, easy-to-maintain rear garden with detached garage, garden forecourt.

COUNCIL TAX BAND: B.

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

DEPOSIT: £850.00

RESTRICTIONS: No Pets. No Smokers. No DSS.

AVAILABLE: Mid October, 2018.

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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2-4 Parson Lane, Clitheroe, BB7 2JN
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