

54 WOONE LANE
CLITHEROE
BB7 1BG

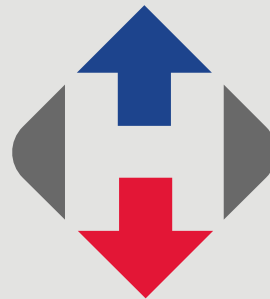
£600 per month



- Garden-fronted stone terrace
- Open plan lounge and dining area
- Enclosed yard with shed
- Gas CH & PVC double glazing
- 3 bedrooms, shower room
- Fitted kitchen
- Convenient for the town centre
- Unfurnished. Available immediately.

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An attractive garden-fronted stone terrace situated with easy walking distance of Clitheroe town centre. The ground floor offers an open plan living and dining room with feature central staircase and a single storey kitchen extension to the rear. Upstairs there are three bedrooms and a three piece shower room.



The house is set back from the road with a forecourt garden. To the rear is an enclosed yard with timber store. Other benefits include PVC double glazing and gas central heating

LOCATION: From our sales office continue along Castle Street and turn right at the library into Wellgate, then right again into Lowergate. Keep left at the roundabout at the Emporium and take the second exit at the next roundabout into Whalley Road. Turn first right into Greenacre Street, then first left into Woone Lane and the house can be found on the right.

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

ENTRANCE VESTIBULE: With half-glazed PVC front door and half-glazed door to living area.

LARGE OPEN PLAN LIVING & DINING AREA: 8.8m x 3.9m (28'9" x 12'10"); Lounge area with television point and wall light points. Central staircase off to the first floor. Dining area with wall light points, feature stone fireplace with stone hearth and electric stove.

KITCHEN: 3.7m x 1.9m (12'1" x 6'4"); fitted range of cream wall and base units with complementary laminate working surfaces, one bowl stainless steel sink unit with mixer tap, fitted gas cooker with stainless steel extractor canopy over, plumbing for washing machine and PVC door to the rear yard.

FIRST FLOOR:

LANDING: With loft access via drop-down ladder leading to loft area with wall-mounted Worcester combination central heating boiler installed in 2015.

BEDROOM ONE: 3.9m x 3.1m (12'11" x 10'1").

BEDROOM TWO: 3.9m x 2.0m (12'8" x 6'5").

BEDROOM THREE: 2.8m x 1.9m (9'2" x 6'1").





SHOWER ROOM: With 3-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap and corner shower enclosure with fitted Triton electric shower. Extractor fan, recessed spot lighting and chrome heated ladder style towel rail.

OUTSIDE: Forecourt garden with wrought iron gate, pathway to the front door and planting area. To the rear is an enclosed yard with timber storage shed. View towards the castle.

HEATING: Gas fired hot water central heating system.

AVAILABLE: Immediately.

DEPOSIT: £750.00

RESTRICTIONS: No DSS. No Pets. No Smokers.

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
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54 Woone Lane, Clitheroe BB7 1BG

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