

9 NEWTON STREET  
CLITHEROE  
BB7 1DD

£525 per month

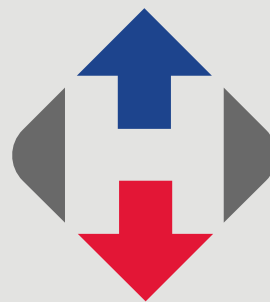


- Well-presented spacious terrace
- 2 good-sized bedrooms
- Rear yard with store
- Convenient location for town centre
- 2 receptions, fitted kitchen
- Recently re-decorated & re-carpeted
- 3-piece bathroom with shower
- Unfurnished. Available immediately.

[honeywell-lettings.co.uk](http://honeywell-lettings.co.uk)

Enjoying a sought-after location within walking distance of the town centre and its many local amenities, this mid-terrace house offers well-presented accommodation, which has recently been re-decorated and re-carpeted.

The property offers spacious accommodation with lounge, sitting room, fitted kitchen, two good-sized bedrooms and a white bathroom suite with electric shower. With the added benefits of gas central heating and enclosed rear yard with washhouse, early viewing is recommended.



**LOCATION:** From our office continue straight on at the roundabout and over the railway bridge into Bawdlands. Turn first left into Corporation Street and left into Eshton Terrace. Take the fourth right turn into Woone Lane, then turn right into Victoria Street and first right into Newton Street.

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

**ENTRANCE VESTIBULE:**

**ENTRANCE HALLWAY:**

**SITTING ROOM:** 2.6m x 3.4 (8'7" x 11'2").

**LOUNGE:** 3.7m x 3.5m (12'1" x 11'7"); with understairs storage cupboard.

**KITCHEN:** With range of fitted base units with complementary working surfaces, electric cooker.

**FIRST FLOOR:**

**BEDROOM ONE:** 4.1m x 3.4m (13'5" x 11'3").

**BEDROOM TWO:** 2.1m x 3.9m (6'9" x 12'10"); with built-in cupboard.

**BATHROOM:** Housing 3-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with electric shower over.





**OUTSIDE:** Enclosed rear yard and outhouse with plumbing for washing machine.

**HEATING:** Gas central heating.

**DEPOSIT:** £700.00.

**AVAILABLE:** Immediately.

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

**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.





# CONFIDENCE GUARANTEE

**FREE Property Appraisal**  
**No Set Up Fees**  
**Total Transparency**  
**40+ Years' Experience**  
**End Of Tenancy Management**



9 Newton Street, Clitheroe, BB7 1DD

**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

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