

7 ST MARY'S STREET  
CLITHEROE  
BB7 2HH

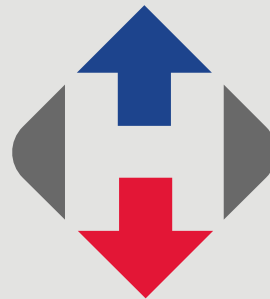
£695 per month



- Deceptively spacious mid-terrace
- 2 bedrooms, excellent attic room
- 2 reception rooms, utility, w.c.
- Large bathroom with shower
- Stunning kitchen with Aga
- Rear yard with water feature
- Enviable town centre location
- Unfurnished. Available immediately

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Situated in a highly desirable area, offering unrivalled convenience for the town centre, train station and bus interchange, this extended terrace house must be viewed to fully appreciate.



The ground floor accommodation comprises an entrance hall, two receptions – both with feature fireplaces, a stunning kitchen with Aga, boiler room, w.c. and utility room. On the first floor there are two bedrooms and a spacious bathroom. The second floor has been converted into a useful attic room with lovely roof-top views.

**Outside, there is a garden forecourt and paved rear yard with water feature.**

**LOCATION:** From our sales office walk down Castle Street and turn first left into King Street. Follow the road down and then to the right into Railway View Avenue. Take the third right into St Mary's Street.

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

**ENTRANCE VESTIBULE:**

**ENTRANCE HALL:** With staircase off to the first floor.

**SITTING ROOM:** 3.4m x 3.2m (11'3" x 10'6"); feature fireplace with 'Living Flame' gas fire, built-in bookshelf.

**LIVING ROOM:** 4.3m x 4.1m (14'2" x 13'4"); feature fireplace housing 'Living Flame' gas fire, understairs storage cupboard.

**KITCHEN:** 4.8m x 2.0m (15'8" x 6'8"); range of fitted wall and base units with granite style working surfaces, built-in Aga with 2 hot plates, integrated dishwasher, American style fridge freezer, built-in overhead wine storage racks.

**BOILER ROOM:** 1.7m x 2.9m (5'7" x 9'5"); range of built-in cupboards housing central heating boiler, plumbing for washing machine and overhead cupboards, door to rear lean-to.

**CLOAKROOM:** Housing 2-piece white suite comprising low suite w.c. and pedestal washbasin.

**UTILITY ROOM:** Range of built-in base units, outside tap, door to rear.

**FIRST FLOOR:**

**LANDING:** With open spiral staircase to second floor.

**BEDROOM ONE:** 4.3m x 3.5m (14'1" x 11'4"); built-in wardrobe and overhead cupboard.







**BEDROOM TWO:** 3.0m x 1.5m (10'5" x 5'9").

**BATHROOM:** With 3-piece white suite comprising low suite w.c., pedestal washbasin and large bath with thermostatically controlled shower over, excellent range of built-in storage.

**ATTIC ROOM:** 3.7m x 4.1m (12'3" x 13'5"); Velux roof window, eaves storage.

**OUTSIDE:** Garden forecourt with paved patio and planting borders. To the rear is an enclosed paved garden with modern water feature and covered area.

**DEPOSIT:** £900.00.

**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.

**COUNCIL TAX:** Band B.

**EPC RATING:** D.

#### 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**

A circular logo with a gold border and a red center. The text "HONEYWELL LETTINGS" is written around the top inner edge, and "CONFIDENCE GUARANTEE" is written around the bottom inner edge. In the center, there is a stylized blue and red graphic.

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**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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