

89 LOWERGATE  
CLITHEROE  
BB7 1AG

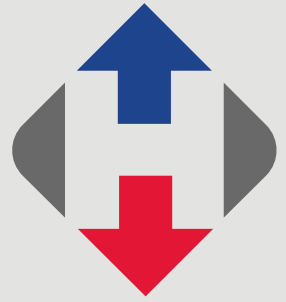
£575 per month



- Attractive mid-terrace cottage
- Lounge & dining kitchen
- Enclosed rear garden
- Useful large cellar
- 3 bedrooms
- Convenient town centre location
- 3-pce bathroom with shower
- Unfurnished

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Situated within Clitheroe town centre close to all amenities, this deceptively spacious cottage offers a private enclosed rear garden with outlooks towards Pendle Hill.



The ground floor comprises a lounge with feature fireplace and a dining kitchen; the first floor offers three bedrooms and 3-piece bathroom with electric shower over the bath. There is a cellar store room accessed externally from the rear garden. Other benefits include fitted wardrobes, gas central heating and double glazing.

**LOCATION:** From Clitheroe town centre turn right into Wellgate and then first right into Lowergate. After approximately 500 yards the house can be found on the left hand side after the primary school.

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

**ENTRANCE VESTIBULE:** With external hardwood door.

**LOUNGE:** 4.4m x 3.9m (14'5" x 12'10"); with electric stove in a stone surround, picture rail, display cabinet in the alcove, wall light points and meter cupboard.

**DINING KITCHEN:** 4.3m x 3.9m (14'1" x 12'8"); range of dark wood fitted wall and base units with complementary laminate working surfaces and tiled splashback, stainless steel single sink drainer unit with mixer tap, electric cooker, plumbing for washing machine, understairs storage cupboard, space for a dining table and hardwood stable door to rear garden.

**CELLAR STORE ROOM:** 4.2m x 3.8m (13'9" x 12'7"); access from the rear garden, stone flagged floor.

#### FIRST FLOOR:

**LANDING:** With built-in storage cupboard.

**BEDROOM ONE:** 4.4m x 2.8m (14'7" x 9'4"); with built-in wardrobes.

**BEDROOM TWO:** 2.8m x 1.6m (9'3" x 5'3"); with built-in wardrobe.

**BEDROOM THREE:** 2.6m x 2.1m (8'5" x 6'10"); with built-in wardrobe.





**BATHROOM:** Housing three-piece white suite comprising panelled bath with electric shower over and shower screen, low-suite W.C. and pedestal washbasin with chrome taps, part-tiled walls and extractor fan.

**OUTSIDE:** Lawned rear garden with stone boundary walls and paved patio area.

**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 A.

### 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







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89 Lowergate, Clitheroe, BB7 1AG

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