

4 CHESTER AVENUE
CLITHEROE
BB7 2HR

£700 per month



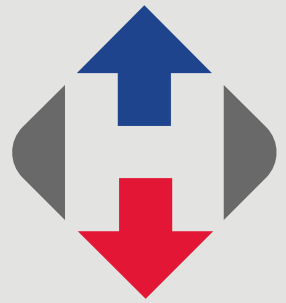
- Spacious mid terrace house
- Three-piece bathroom with shower
- Rear yard & garden forecourt
- Extremely convenient location
- Lounge and sitting room
- Modern fitted kitchen
- Three bedrooms
- Unfurnished. Available immediately.

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A well-presented stonebuilt terrace house situated in this extremely convenient location which is within walking distance of the town centre amenities, railway station and bus interchange

The accommodation comprises entrance hall, sitting room and living room open to modern fitted kitchen. On the first floor there are three bedrooms and a house bathroom with shower over the bath.

Outside the house offers a garden forecourt and enclosed rear yard. Viewing is recommended.



LOCATION: From Clitheroe town centre, continue down Castle Street and turn left at Barclays Bank into King Street. At the mini roundabout turn right into Railway View Road and then left under the railway bridge into Waddington Road. Chester Avenue is the first turning on the left hand side.

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

ENTRANCE VESTIBULE.

ENTRANCE HALL: Staircase to first floor.

SITTING ROOM: 3.7m x 3.3m (12'1" x 10'10").

LIVING ROOM: 4.2m x 3.4m (13'9" x 11'1"); built-in cupboard, understairs storage. Open to:

KITCHEN: 4.0m x 3.4m (17'8" x 7'7"); range of modern fitted wall and base units with complementary laminate working surfaces, integrated electric oven, four-ring ceramic hob and extractor over, integrated fridge and freezer, plumbing for washing machine, door to rear.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 4.4m x 3.8m (14'5" x 12'6").

BEDROOM TWO: 4.6m x 2.2m (15'1" x 7'3").

BEDROOM THREE: 2.6m x 2.4m (8'6" x 7'10").

BATHROOM: With three-piece suite comprising vanity washbasin with cupboard under, low suite w.c., panelled bath with thermostatic shower over.

OUTSIDE: Enclosed rear yard and garden forecourt.





DEPOSIT: £807.00

RESTRICTIONS: No Pets. No Smokers. Unfortunately no Housing Benefit claimants can be considered due to a restriction in the Landlord's mortgage term.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band C.

Please Note

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

Payment of the first month's rent and deposit **MUST** be made by bank transfer, Building Society counter cheque or debit card. 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 or cash.





4 Chester Avenue, Clitheroe, BB7 2HR

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LANDORDS!**

LET us LET your property to the right tenant

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