

7 BROWNLOW STREET  
CLITHEROE  
BB7 1EG

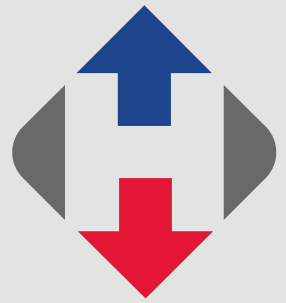
£575 per month



- Stonebuilt mid terrace house
- Lounge & dining kitchen
- House shower room
- Convenient, popular residential location
- Two bedrooms
- Enclosed rear yard with utility store
- Attic room
- Unfurnished. Available immediately.

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

**A stonebuilt mid terrace property offering living room, dining kitchen, two bedrooms and attic conversion. UPVC double glazing and gas central heating throughout.**



**Conveniently located for town centre amenities.**

**LOCATION:** From our sales office travel down Castle Street and turn right onto Wellgate and right again onto Lowergate. Follow this road along before coming to The Emporium on the left hand side. Continue straight over the next two mini roundabouts and onto Whalley Road. From here take the third left turn onto Brownlow Street.

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

**LIVING ROOM:** 3.9m x 3.9m (12'8" x 12'8"); central heating radiator, uPVC double glazed opening window, ceiling light point and chimney breast with wiring for wall mounted television.

**DINING KITCHEN:** 2.9m x 3.5m (9'5" x 11'7"); with a range of wall and base modern fitted units with work surface preparation areas to three sides, stainless steel sink unit and drainer, Rangemaster cooker with 5-ring gas hob, hot plates and double ovens. Plumbed for automatic washing machine, space for fridge freezer, radiator, UPVC double glazed opening window and useful under stairs store cupboard with cloak hooks and meter cupboard.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 3.6m x 4.0m (11'8" x 13'1"); (L-shaped) with UPVC double glazed opening window and central heating radiator.

**BEDROOM TWO:** 2.9m x 2.4m (9'5" x 7'9"); with UPVC double glazed opening window and central heating radiator. Built-in cupboard housing gas fired boiler supplying domestic hot water and central heating. Stairs leading to;

**ATTIC ROOM:** 3.7m x 3.0m (12' x 9'9"); (reduced head height) double glazed opening Velux window, ceiling light point and TV aerial.





**SHOWER ROOM:** Housing three-piece suite incorporating, twin flush WC, vanity unit with built in handbasin. Walk-in fully tiled shower enclosure with fixed rain shower head. Tiled floor and part-tiled walls.

**OUTSIDE:** Rear yard with decking and patio area and useful store rooms with light and power.

**DEPOSIT:** £663.00.

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

**AVAILABLE:** Mid February..

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

**COUNCIL TAX:** Band A.

### 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.





# CONFIDENCE GUARANTEE

FREE Property Appraisal  
Full Reference Checks  
Total Transparency  
40+ Year's Experience  
End Of Tenancy Management



7 Brownlow Street, Clitheroe, BB7 1EG

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LANDORDS!

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We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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