

9 GOOSEBUTTS LANE  
CLITHEROE  
BB7 1JT



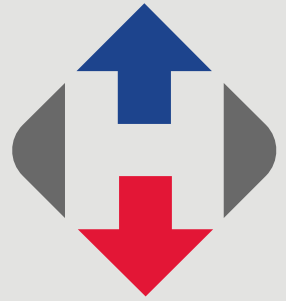
£775 per month



- Detached true bungalow
- Delightful garden areas, summerhouse
- Modern bathroom with shower
- Highly sought-after location
- Two bedrooms, spacious lounge
- Contemporary fitted kitchen
- Single car garage, driveway
- Unfurnished. Available immediately.

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Situated in a highly sought-after area of Clitheroe, within easy reach of the local amenities, this detached true bungalow is presented to excellent standards. The accommodation comprises hallway, good-sized lounge with gas fire, a contemporary fitted kitchen, two bedrooms and a modern three-piece white bathroom with shower. Externally, the houses enjoys a private rear garden with summer house, single car garage, driveway and attractive front garden area.



**LOCATION:** From Clitheroe town centre, turn right into Wellgate and follow the road to the end. At the T-junction turn right, then left at the mini roundabout. Follow the road up the hill, over the mini roundabout and then turn right into Goosebutts Lane. Number 9 is located on the left hand side.

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

**ENTRANCE HALL:** With built-in storage cupboard and loft storage.

**LOUNGE:** 4.7m x 3.3 (15'5" x 10'9"); wall-mounted gas fire with back boiler.

**KITCHEN:** 3.0m x 2.5m (9'9" x 8'3"); with a range of modern fitted wall and base units with complementary laminate working surfaces, built-in electric oven, four-ring ceramic hob and extractor fan, plumbing for washing machine, personal door to garage.

**BEDROOM ONE:** 4.2m x 3.1m (13'8" x 10'2"); range of quality built-in wardrobes.

**BEDROOM TWO:** 2.8m x 2.5m (9'2" x 8'2"); built-in wardrobes and overhead cupboards.

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

**OUTSIDE:** Single garage, driveway, private rear garden with paved patio, lawned area, summer house and planting borders. Attractive front garden area.







**DEPOSIT:** £894.00

**RESTRICTIONS:** No Pets and no Smokers.

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Band D.

### 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.





9 Goosebutts Lane, Clitheroe, BB7 1JT

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