

18 AUDLEY CLOUGH
CLITHEROE
BB7 1FX

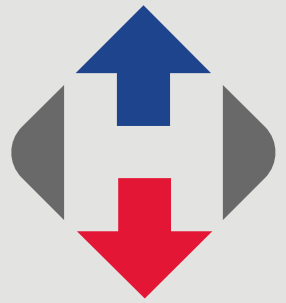
£1,500 per month



- Stunning semi-detached home
- 3-storey accommodation
- 3 bedrooms, master en-suite
- Living room with patio doors
- Immaculate fitted dining kitchen
- Good-sized garden, driveway
- Available 1st December 2025
- Unfurnished. Minimum 12-month tenancy

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Situated in an enviable location on a quiet cul-de-sac of similar modern properties, this semi-detached home is immaculately presented throughout. Accommodation comprises an entrance hallway, contemporary dining kitchen with integrated appliances, cloakroom, living room with patio doors, two first floor bedrooms, house bathroom with shower and master bedroom to the second floor with en-suite.



Outside the property enjoys lawned front and rear gardens and a driveway for two cars.

LOCATION: From the centre of Clitheroe, travel down Castle Street, turn right onto Wellgate and follow the road straight down. At the T-junction, turn right and then left at the mini-roundabout and follow Pendle Road up continuing straight over the first mini-roundabout. Turn right at the second mini-roundabout onto the Half Penny Meadows development. Take the next left turn onto Pendleton Avenue and then right onto Audley Clough. Number 18 is on the right hand side.

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

ENTRANCE HALLWAY: With a composite external door and staircase to the first floor landing.

DINING KITCHEN: 5.2m x 3.2m (17'2" x 10'6"); with a modern range of base and wall fitted storage cupboards with complementary working surfaces and a range of built-in appliances including fridge-freezer, washing machine, dishwasher, electric oven, 4-ring electric hob with extractor hood over, one-and-a-half bowl stainless steel sink unit, open understairs storage space and housed combination central heating boiler.

LIVING ROOM: 3.5m x 4.3m (11'5" x 14'0"); with UPVC patio doors to the rear garden with full length windows.

CLOAKROOM: 2-piece white suite comprising a low level w.c., pedestal wash-hand basin, half-tiled walls and extractor fan.

FIRST FLOOR:

LANDING: With low voltage lighting.

BEDROOM TWO: 3.5m x 4.3m (11'4" x 14'0"); with fitted wardrobes to one wall, built-in storage cupboard and low voltage lighting.

BEDROOM THREE: 3.3m x 2.2m (10'10" x 7'2").

HOUSE BATHROOM: 3-piece white suite comprising a low level w.c., pedestal wash-hand basin and a panelled bath with plumbed shower over and vanity screen, majority tiled walls, tiled floor, low voltage lighting and extractor fan.

SECOND FLOOR:

MASTER BEDROOM: 6.6m x 4.3m max (21'7" x 14'0") max; with dormer window and skylight window, fitted wardrobes to one wall, fitted drawers and under eaves storage cupboards.





EN-SUITE SHOWER ROOM: 3-piece white suite comprising a low level w.c., pedestal wash-hand basin and a corner shower enclosure with electric shower, part-tiled walls, heated stainless steel towel rail, tiled floor, low voltage lighting, extractor fan and skylight window.

OUTSIDE: Lawned front garden with shrubs and driveway providing off-road parking for 2 cars. A gated pathway leads to a majority lawned rear garden with Indian stone flagged patio area.

DEPOSIT: £1,730.00.

RESTRICTIONS: No Pets. No Smokers.

AVAILABLE: 1st December 2025.

EPC: The energy efficiency rating for this property is B (84).

COUNCIL TAX: Band D, £2,297.12 (April 2025).

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

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