27 Newton Street, Clitheroe, BB7 1DD
To Let: £625 PCM Unfurnished

A newly decorated and carpeted, larger style mid-terrace property located on this quiet popular street just a short walk from the town centre. The spacious internal accommodation briefly comprises an entrance vestibule and hallway, lounge open plan to dining room, kitchen, three bedrooms and a shower room. Externally there is a small garden frontage plus a rear yard with store.

- GCH + DG Installed
- No Pets
- Non Smokers Only
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Ground Floor
Entrance Vestibule + Hallway

Lounge 11’7” x 11’12 (3.54 x 3.38m) - electric “stove effect” fire set in a feature fireplace, archway to:
Family / Dining Room 15’8” x 11’4” (4.79 x 3.47m) - under stairs storage cupboard.
Kitchen 13’8” x 7’9” (4.17 x 2.37m) - range of cream coloured wall and base units, electric cooker, plumbing for washer.

First Floor
Spacious Landing - with built-in storage cupboard.

Bedroom 1 14’7” x 11’8” (4.46 x 3.57m) - large double
Bedroom 2 15’10” x 9’2” (4.84 x 2.79m) - double with built-in wardrobes.
Bedroom 3 7’7” x 6’11” (2.32 x 2.10m) - single
Shower Room - with a fully tiled shower cubicle, low suite wc, pedestal wash hand basin, chrome heated towel radiator.
Outside - Small garden frontage with wrought iron gate + railings. To the rear is a fully enclosed yard with a large storage shed.

Council Tax Band B Energy Efficiency Rating Band D

Location - Leaving Clitheroe town centre via Whalley Road take the first right onto Greenacre St and then the first left onto Woone Lane. Proceed along Woone Lane then take the next right into Victoria St and Newton St is the first turning on the right.

Assured Shorthold Tenancy. Unless stated otherwise properties are available on an Assured Shorthold Tenancy for an initial period of 6 months.

Viewings. Viewings of all properties are strictly by appointment with this office.

Appliances. Appliances mentioned in the description have not been tested as to their working condition. For a full list of contents and appliances please see the property inventory which will be supplied by Athertons Lettings for managed properties or by the Landlord for non-managed properties.

Telephone. Where there is a telephone line in the property reconnection will be at the tenant’s expense.

Damage Deposit. The successful applicant will be required to pay a Damage Deposit (usually equal to one months rent) which is refundable at the end of the tenancy.

Rent. Unless stated otherwise the rent is exclusive of gas, electricity, oil, water, telephone charges and Council Tax. In order to be able to rent this property your annual income should be at least 30 times the monthly rent.

Standard Charges. There is an application fee of £75 plus £125 for legal tenancy agreements. Payment of the first month’s rent & damage deposit to be paid by bank transfer if possible.