

TO LET



Clough Road, Thornhill
£675 pcm

MARTIN&CO

Clough Road, Thornhill

Flat,
1 bedroom, 1 bathroom

£675 pcm

Date available: Available Now

Deposit: £778.84

Unfurnished

Council Tax band: A

- FULLY RENOVATED THROUGHOUT
- AVAILABLE TO MOVE NOW
- SPACIOUS DOUBLE BEDROOM
- GENEROUS LIVING SPACE
- EXCELLENT BUILT-IN STORAGE
- £675 PER CALENDAR MONTH
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40D Clough Road offers a freshly renovated first-floor flat in Thornhill, finished from top to bottom and ready for a new tenant to move straight into. With brand-new interiors throughout, generous room sizes and useful storage, the property provides practical, low-maintenance accommodation at £675 per calendar month.

The flat is positioned on the first floor above a commercial premises and is entered into a central hallway, which provides access to each of the main rooms. The fresh white walls, neutral flooring and simple colour scheme give the



whole property a clean and modern finish, making it easy to furnish in a range of styles.

Off the hallway is a useful storage cupboard which also houses the boiler. Additional storage is a real benefit throughout the flat, helping to keep everyday items tucked away without taking up valuable living space.

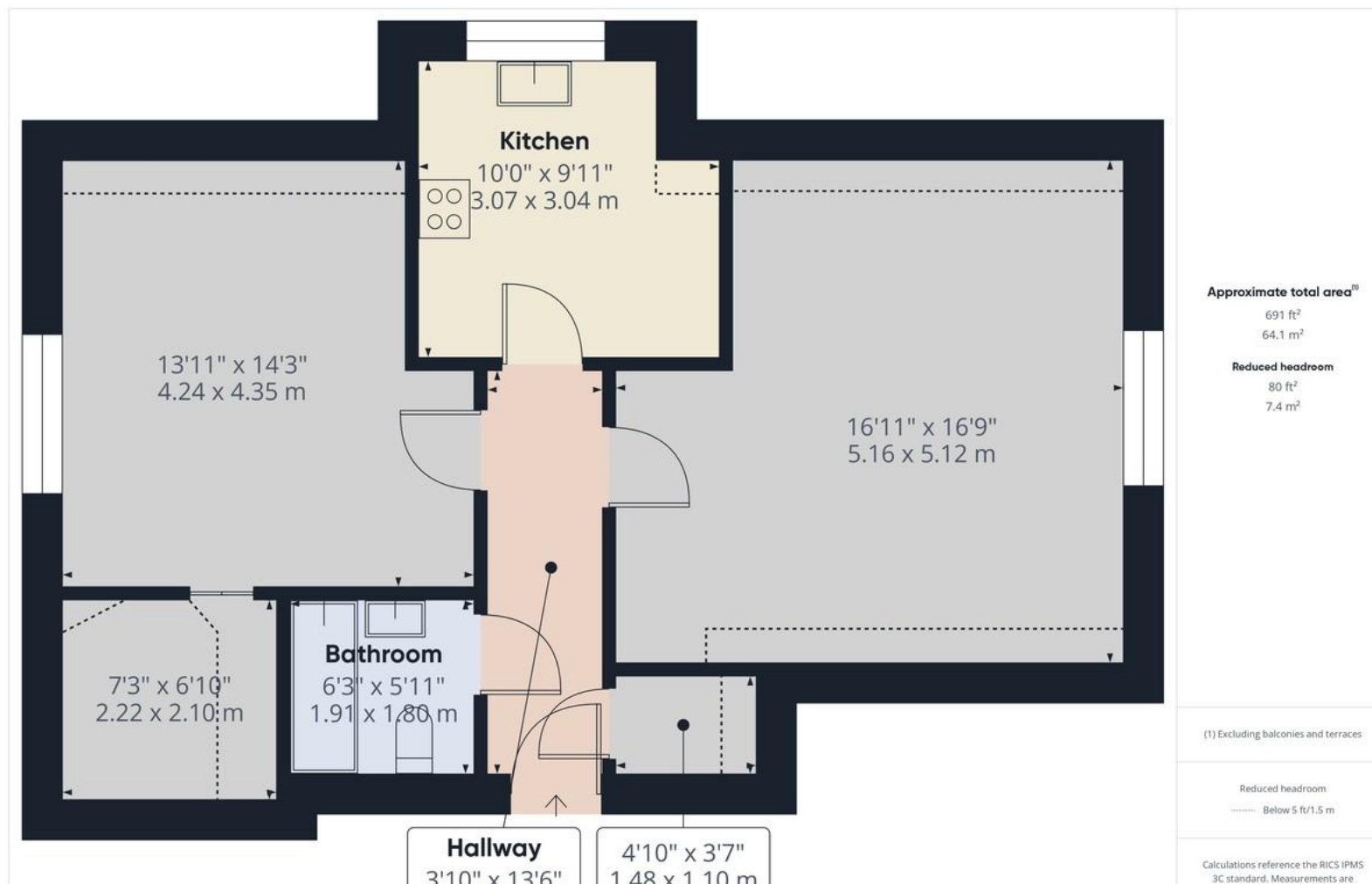
At the end of the hallway is the newly fitted kitchen. Finished with pale grey units and contrasting wood-effect worktops, it has a neutral look that works well with the rest of the property. There is plenty of cupboard and worktop space for a flat of this size, along with an integrated oven and hob. Spaces have also been provided for a tenant's own washing machine and fridge freezer, allowing the kitchen to be set up to suit individual requirements.

To the right of the hallway is the spacious living room. The proportions make this a particularly flexible room, with enough space to create separate sitting and dining areas if required. There is room for a good-sized sofa and additional living room furniture while still retaining space for a dining table, home working area or additional storage. This flexibility makes the room suitable for both relaxing and everyday dining without either area feeling cramped.

On the opposite side of the hallway is the double bedroom, another well-proportioned room finished with white walls and neutral carpeting. There is plenty of floor space for a double bed and additional bedroom furniture. A further



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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