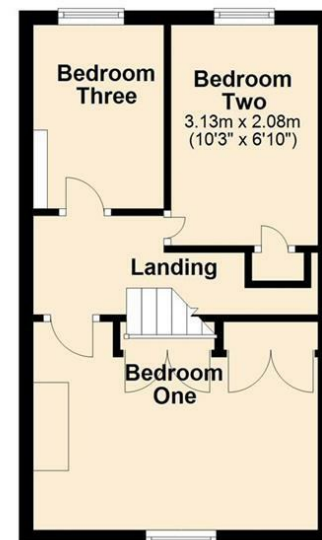





Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Montague Street, Clitheroe, BB7 2EB
£950 Per Month

3 **1** **2** **D**



Montague Street, Clitheroe, BB7 2EB
£950 Per Month



Ground Floor

Entrance

Composite double glazed frosted door to reception room one.

Reception Room One

13'4" x 11'3" (4.06 x 3.43)
UPVC double glazed window, central heating radiator, wood effect flooring, stairs to the first floor and a door leading to reception room two.

Reception Room Two

13'4" x 11'11" (4.06 x 3.63)
UPVC double glazed window, central heating radiator, gas flame fire, television point, wood effect flooring and doors to under-stairs storage and to the kitchen.

Kitchen

8'5" x 6'3" (2.57 x 1.91)
UPVC double glazed window, central heating radiator, a range of wood effect panelled wall and base units, laminate work surfaces, oven with a four ring gas hob, extractor hood, tiled splash-backs, stainless steel one and half sink, drainer and mixer tap, plumbing for a washing machine, integrated fridge, enclosed boiler, tiled flooring and an open doorway to the rear hall.

Rear Hall

4'9" x 2'7" (1.45 x 0.79)
Tiled flooring and doors to storage and to the bathroom.

Bathroom

5'7" x 4'8" (1.70 x 1.42)
UPVC double glazed frosted window, central heated towel rail, three piece suite comprises: dual flush WC, pedestal wash basin with mixer tap, double panelled bath with mixer tap and overhead direct feed shower, fully-tiled elevations and tiled flooring.

First Floor

Landing

Smoke alarm and doors leading to three bedrooms.

Bedroom One

13'3" x 11'4" (4.04 x 3.45)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

12'3" x 6'8" (3.73 x 2.03)
UPVC double glazed window, central heating radiator and a door to above stairs fitted storage with a fitted ladder leading to the attic.

Bedroom Three

8'9" x 6'3" (2.67 x 1.91)
UPVC double glazed window, central heating radiator, dado rail and coving to the ceiling.

Attic

Partially boarded and has a fitted ladder.

External

Rear

Enclosed yard with a gate leading to a shared access road, and access to an outbuilding which is currently being utilised as a laundry room.

Laundry Room

5'3" x 3'10" (1.60 x 1.17)

Agents Notes

Council Tax Band B

