



## 31 Newton Street, Clitheroe

£825 pcm

A stylish and inviting 3-bedroom garden fronted terraced house being offered to the rental market. An impressive and deceptively spacious interior boasts well-appointed accommodation featuring three bedrooms, a generous flexible and useful attic room, two good sized receptions, an office adjoining a modern fitted kitchen.

Council Tax band: B

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A stylish and inviting 3-bedroom garden fronted terraced house being offered to the rental market. An impressive and deceptively spacious interior boasts well-appointed accommodation featuring three bedrooms, a generous flexible and useful attic room, two good sized receptions, an office adjoining a modern fitted kitchen along with the comforts of gas central heating, and double glazing throughout. The property further benefits from a modern bathroom and an additional ground floor shower room, providing convenience and comfort. Nestled in a popular and tucked away location close to town amenities, this unfurnished property is available for immediate occupancy, offering a perfect blend of modern living and traditional charm.

Externally is a private enclosed rear yard at this residence, complete with a boundary wall and rear gate access, offering a low-maintenance outdoor area.

Unfurnished. Available Immediately.

Holding Deposit - £190.00

Deposit - £951.00

- Spacious Garden Fronted Terrace
- Impressive Deceptively Well Appointed Accommodation
- 3 Bedrooms & Generous Attic Room
- 2 Receptions & Office
- Modern Fitted Kitchen, Gas CH, DG
- Modern Bathroom & Shower Room
- Popular Tucked Away Loc. Close To Town
- Unfurnished; Avail. Immediately



**Entrance**

Entrance Vestibule with uPVC double glazed front door.

**Hallway**

Staircase leading to first floor.

**Dining Room**

11' 6" x 11' 1" (3.51m x 3.38m)

Laminate flooring, uPVC double glazed window, panel radiator, TV point, double doors to lounge.

**Lounge**

16' 0" x 11' 5" (4.88m x 3.48m)

Laminate flooring, TV point, panel radiator, uPVC double glazed window.

**Kitchen**

13' 7" x 7' 9" (4.14m x 2.36m)

Modern fitted wall and base units, laminate working surfaces, integrated double oven and hob, plumbing for washing machine, dishwasher and space for tumble dryer, panel radiator, uPVC double glazed window, cupboard housing gas central heating boiler.

**Office/Study/Flexible Room**

Flexible useful space with TV point, panel radiator, tiled floor.

**Ground Floor Shower Room**

Modern 3-pce white suite, electric shower in enclosure, low level w.c., hand wash basin, extractor fan.

**First Floor Landing**

Staircase leading to 2nd floor attic room.

**Bedroom One**

14' 3" x 11' 5" (4.34m x 3.48m)

Double room, panel radiator, uPVC double glazed window.

**Bedroom Two**

19' 9" x 9' 2" (6.02m x 2.79m)

Double room with panel radiator, uPVC double glazed window, TV point.

**Bedroom Three**

7' 9" x 5' 8" (2.36m x 1.73m)

Single room, panel radiator, uPVC double glazed window.

**Bathroom**

Modern 3-pce suite, low level w.c., half pedestal wash basin, bath with tiled surround with rainfall shower over, tiled effect flooring, part tiled walls, chrome ladder style radiator.

**Attic Room**

14' 2" x 13' 5" (4.32m x 4.09m)

(some limited headroom) Excellent flexible & useful room, built in storage, panel radiator, velux window.







