

9 ST MARY'S STREET
CLITHEROE
BB7 2HH

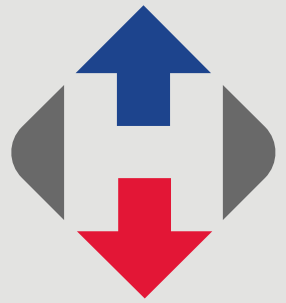
£975 per month



- A stunning stonebuilt mid terrace
- 3 bedrooms and attic room
- 3-piece bathroom with shower
- Modern fitted kitchen
- Spacious lounge and dining room
- Sought after location close to town centre
- Gas CH & UPVC double glazing
- Unfurnished. Min 12-month tenancy.

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Situated on a quiet street with views up to St Mary's Church, this bright and spacious home is close to Clitheroe town centre. The town's many amenities are all within a short walk of this stunning stonebuilt mid terrace home. The property provides spacious living accommodation throughout, with a good-sized lounge and dining room, modern fitted kitchen with built-in appliances, three first floor bedrooms, a superb bathroom with shower and a useful converted attic room.



LOCATION: From our sales office walk down Castle Street and turn left off onto King Street. Follow the road down and to the right onto Railway View Avenue. Continue along and onto Railway View Road and then right onto St Mary's Street. Number 9 is on the left hand side.

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

ENTRANCE PORCH: With a UPVC external door, meter cupboards and glazed internal door to the hallway.

HALLWAY: With feature ceiling arch and staircase to the first floor landing.

LOUNGE: 3.9m x 3.4m (12'8" x 11'2"); with a contemporary multi-fuel burner in a chimney breast with a wooden mantel over.

DINING ROOM: 4.7m x 3.5m (15'3" x 11'6"); with a "Living Flame" gas fire in a feature surround and telephone point.

KITCHEN: 4.3m x 2.2m (14'2" x 7'1"); with a range of modern fitted base and matching wall storage cupboards with complementary work surface, built-in electric oven and combination microwave and 5-ring gas hob with a stainless steel extractor hood over. Built-in dishwasher, plumbed and drained for an automatic washing machine, housed Worcester combination central heating boiler, one-and-a-half bowl sink unit, understairs storage cupboard with electric meters, vinyl flooring, part-tiled walls and UPVC external door to the rear of the property.

FIRST FLOOR:

LANDING: With staircase to the second floor.

BEDROOM ONE: 4.5m x 3.9m (14'8" x 12'8"); with television point and cosmetic fireplace.

BEDROOM TWO: 2.7m x 2.4m (9'0" x 7'11"); with fitted wardrobe to one wall.

BEDROOM THREE: 4.3m x 2.2m (14'2" x 7'1").

BATHROOM: With a modern white 3-piece suite comprising a concealed low level w.c., wash handbasin and a panelled bath with plumbed shower over and two additional mixer taps, vanity screen, half-tiled walls and contemporary stainless steel towel rail.





SECOND FLOOR:

ATTIC ROOM: 4.0m x 2.1m (13'2" x 6'11"); with double glazed Velux window and under-eaves storage space to both sides.

OUTSIDE: To the front of the property is a walled garden with flagstones, wrought iron railings and gate. To the rear of the property is a low maintenance yard with a timber storage shed.

DEPOSIT: £1,125.00

RESTRICTIONS: No dogs or cats and no Smokers.

AVAILABLE: Immediately.

EPC: The energy efficiency rating for this property is D (64).

COUNCIL TAX: Band C £2,041.88 (April 2025).

MINIMUM INITIAL FIXED TERM: 12 months.

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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