

17 WARWICK DRIVE  
CLITHEROE  
BB7 2BG

£1,300 per month

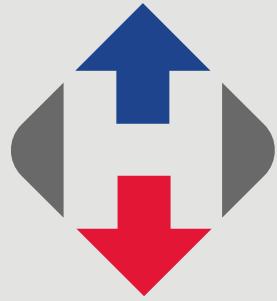


- Modernised semi-detached house
- Lounge with log burner
- Attractive 4-piece bathroom
- Under floor heating on Ground Floor
- Three bedrooms
- Open-plan dining kitchen
- Gardens, drive and garage
- Unfurnished. Min 12-month tenancy.

**A beautifully modernised semi-detached family home, perfectly positioned just off Chatburn Road and within easy reach of Clitheroe Royal Grammar School. This well-presented property offers stylish and spacious accommodation throughout.**

**The welcoming hallway leads to a bright lounge featuring a bay window and a cosy log burner. To the rear, you'll find an impressive open-plan dining kitchen, complete with a range of integrated appliances, breakfast bar, and patio door opening onto the garden—ideal for family living and entertaining. Upstairs, there are three well-proportioned bedrooms and a contemporary four-piece bathroom with a separate shower.**

**Externally, there are gardens to the front and rear, a side driveway, and a single garage. Viewing is highly recommended to fully appreciate this stunning home.**



**LOCATION:** Leaving Clitheroe on Chatburn Road, pass the Cricket Club on the left and then turn first left into Warwick Drive.

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

**ENTRANCE HALL:** With composite front door, spacious hallway with staircase off to first floor.

**LOUNGE:** 3.7m x 3.5m (12'3" x 11'5" plus bay); with PVC round bay window, television point, feature inset log-burning stove open to:-

**DINING KITCHEN:** 5.4m x 3.7m (17'9" x 12'2") kitchen area with modern range of cream wall and base units with solid hard wood work surface and tiled splashback, stainless steel sink unit with mixer tap, Integrated electric fan oven, microwave, four ring ceramic hob with stainless steel and curved glass extractor over, integrated fridge freezer and dishwasher, central heating boiler concealed in kitchen cupboard, breakfast bar. Dining area with space for dining table and chairs, PVC patio door opening onto rear garden.

#### **FIRST FLOOR:**

**LANDING:** Window to side elevation, loft access with drop down ladder leading to partly-boarded loft.

**BEDROOM ONE:** 3.5m x 4.2m (11'6" x 13'10"); with coved ceiling and fitted wardrobes with sliding doors.

**BEDROOM TWO:** 3.7m x 3.0m (12'3" x 9'11").

**BEDROOM THREE:** 2.6m x 2.5m (8'7" x 8'2").

**HOUSE BATHROOM:** Modern 4-piece suite comprising low suite w.c. with push button flush, wall hung wash handbasin with chrome mixer tap panelled bath with central chrome mixer tap, corner shower enclosure with fitted thermostatic shower with fixed shower head and separate hand held shower head, part tiled walls, tiled floor, extractor fan, recessed spot lighting, chrome heated ladder style radiator and shelving for towels.





**OUTSIDE:** Garden to the front, concrete driveway leading to garage with up-and-over door. Enclosed rear garden with Indian stone-paved patio, lawn and planting borders.

**HEATING:** Gas CH with underfloor heating on the ground floor and radiators on the first floor.

**DEPOSIT:** £1,500.00.

**RESTRICTIONS:** No pets and no Smokers.

**EPC:** The energy efficiency rating for this property is C (69).

**COUNCIL TAX:** Band D £2,297.12 (April 2025).

**AVAILABLE:** Early February, 2026.

**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.





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