

38 RIVERSIDE
CLITHEROE
BB7 2NP

£750 per month



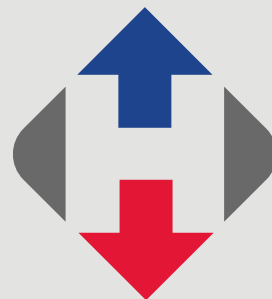
- Semi-detached house
- Fitted kitchen
- Lounge, conservatory
- Desirable cul-de-sac location
- Two bedrooms
- Bathroom with shower
- Gardens to front and rear, parking
- Unfurnished. Available immediately.

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A lovely semi-detached house nestled within a quiet cul-de-sac close to the River Ribble and surrounding open countryside.

The ground floor accommodation comprises fitted kitchen, lounge, and a bright conservatory with access to the rear garden. Upstairs, there are two bedrooms, along with a three-piece bathroom.

Externally, there are generous garden areas to both the front and rear, along with the added convenience of private parking.



LOCATION: From Parson Lane continue straight on at the mini roundabout into Bawdlands and then Edisford Road. Turn right after the Spar shop into St Paul's Street, continuing to the end where the road bends right into Riverside.

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

ENTRANCE HALL: Staircase to first floor, understairs storage cupboard.

KITCHEN: 2.8m x 2.3m (9'1" x 7'5"); with a range of fitted wall and base units with complementary laminate working surfaces, built-in electric oven, 4-ring ceramic hob and extractor over, plumbing for washing machine.

LOUNGE: 5.9m x 3.1m (19'3" x 10'1"); with door to rear garden.

CONSERVATORY: 2.7m x 2.4m (8'8" x 7'8"); with door to rear garden.

FIRST FLOOR:

LANDING: built-in cupboard housing central heating boiler.

BEDROOM ONE: 3.3m x 3.1m (10'8" x 10'1").

BEDROOM TWO: 3.1m x 2.6m (10'1" x 8'5").

BATHROOM: Housing 3-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with electric shower over.

OUTSIDE: Lawned garden area to the front and paved patio area to the rear. Private parking to the front.





HEATING: Gas central heating.

DEPOSIT: £865.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Smokers. Pet requests must be submitted in writing.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band A, £1,589.19 (April 2026).

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 deposit.

Full reference checks are carried out on every tenant.

Payment of the first month's rent and deposit **MUST** be made by bank transfer 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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