

51 LOWERGATE
CLITHEROE
BB7 1AD

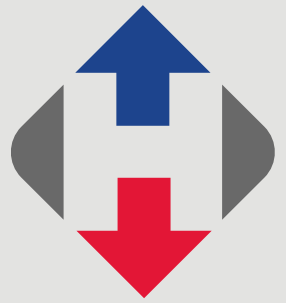
£695 per month



- Stonebuilt mid-terraced house
- Modern bathroom with shower
- Convenient central location
- EPC D61
- Lounge, double bedroom
- Attractive fitted kitchen
- Delightful rear garden
- Unfurnished. Available immediately

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This stonebuilt mid-terrace house enjoys a superbly convenient location in the very heart of the town centre convenient for all local amenities. The accommodation has been well-maintained throughout and comprises lounge with decorative feature fireplace, modern fitted kitchen, double bedroom and contemporary three-piece bathroom with shower.



Outside there is an attractive rear garden with pleasant outlooks towards the Church.

LOCATION: From Clitheroe town centre turn right by the library clock into Wellgate. Turn next right into Lowergate and the house can be found on the left hand side.

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

LOUNGE: 3.7m x 3.6m (12'3" x 11'11"); with original decorative feature fireplace and built-in cupboards.

KITCHEN: 3.8m x 1.6m (12'4" x 5'4"); with range of modern fitted wall and base units, built-in electric oven and four-ring ceramic hob with extractor over, plumbing for washing machine, door to rear.

FIRST FLOOR:

BEDROOM: 4.1m x 3.6m (13'7" x 11'11"); original decorative feature fireplace.

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

OUTSIDE: Attractive rear garden area with pleasant outlooks towards the Church.

HEATING: Gas central heating.





DEPOSIT: £801.00.

AVAILABLE: Immediately.

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

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 security 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. 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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