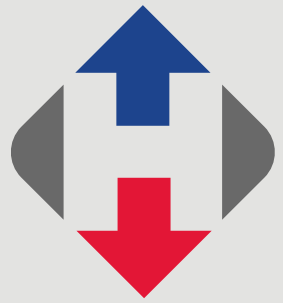


27 FAIRFIELD DRIVE
CLITHEROE
£1,200 per month



- Excellent semi-detached house
- Open-plan lounge dining room
- Newly fitted kitchen, utility room
- Bathroom with shower
- Three bedrooms
- Sought-after residential location
- Garage, gardens and driveway
- Unfurnished. Available immediately.

This excellent semi-detached home is situated in a sought-after residential location and offers spacious, well-presented accommodation throughout. The property features a bright open-plan lounge and dining room, a newly fitted kitchen with separate utility room, three bedrooms and bathroom with shower



Externally, there are attractive gardens to the front and rear, a driveway providing off-road parking, and a garage. Conveniently located close to local amenities, schools and transport links, this is a superb rental opportunity not to be missed.

LOCATION: From our office go straight on at the mini roundabout and follow the road along for a short while. Continue straight on past the Ford garage on the right hand side and Edisford primary school on the left. Turn next left onto Lancaster Drive and then first right onto Fairfield Drive. Follow the road straight on and number 27 is on the left hand side.

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

ENTRANCE HALL: Staircase to first floor.

LOUNGE - DINING ROOM: 6.3m x 3.3m (20'6" x 10'8"); with modern electric fire, sliding patio doors to rear garden.

KITCHEN: 3.6m x 2.7m (11'8" x 8'8"); with fitted range of contemporary wall and base units with complementary wood effect laminate work surfaces, integrated electric oven, four-electric hob and extractor over, open to:

UTILITY ROOM: 1.5m x 1.2m (4'9" x 3'9"); plumbing for washing machine, side door to exterior.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 3.7m x 3.3m (12'1" x 10'8").

BEDROOM TWO: 3.3m x 2.5m (10'8" x 8'2").

BEDROOM THREE: 2.7m x 2.7m (8'8" x 8'8").

HOUSE BATHROOM: Housing three-piece white suite comprising low suite w.c, vanity washbasin with cupboards under and panelled bath with thermostatic shower over.





OUTSIDE: Lovely, low maintenance garden areas to the front and rear, generous driveway and single detached garage.

HEATING: Gas central heating.

DEPOSIT: £1,384.00

RESTRICTIONS: No smokers. Applications for a pet must be submitted in writing.

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

COUNCIL TAX: Band C – £2,118.92 (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 or debit card. We cannot accept payment by credit card or cash.





CONFIDENCE GUARANTEE

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27 Fairfield Drive, Clitheroe, BB7 2PE