

**TO LET**

 safeagent

**John Pallister**  
Chartered Surveyors



21 Millthorne Avenue  
Cllitheroe, BB7 2LE

**£625 pcm (Unfurnished)**

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**The Coach House**  
28 Duck Street  
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BB7 1LP

Tel: 01200425697

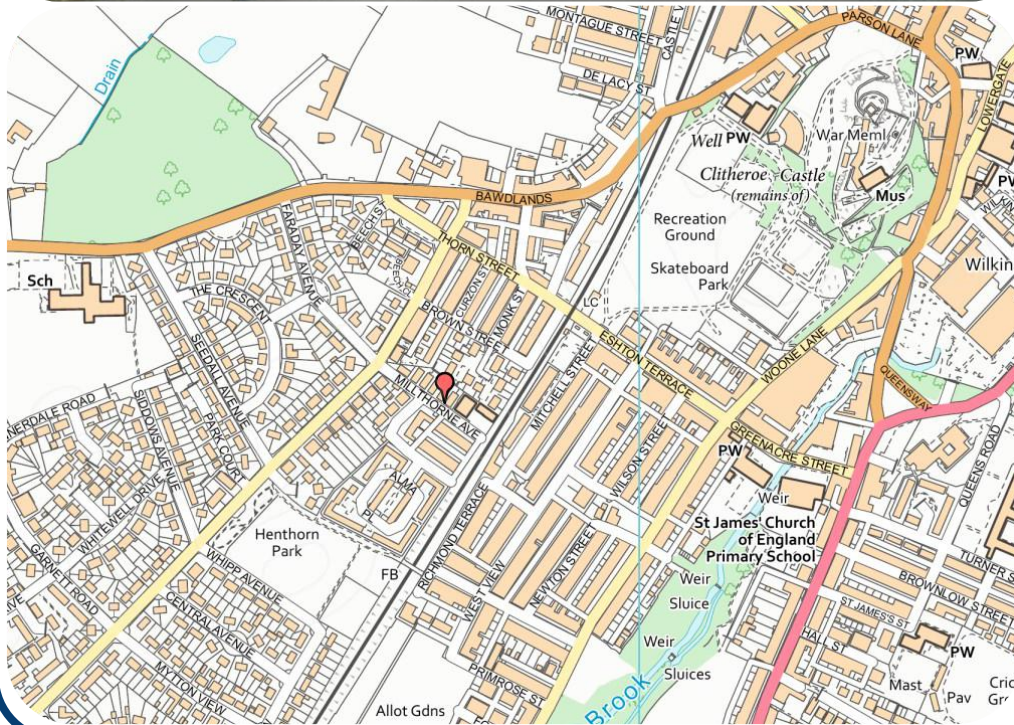
Email: [info@pallisters.co.uk](mailto:info@pallisters.co.uk)

## 21 Millthorne Avenue, Clitheroe

This spacious, well maintained 2 Bed semi-detached property lies just off Henthorn Road and has good access to the town centre and the Castle Park. The property will be of interest to couples or a young family, and has the benefit of double glazing and central heating.

- 2 Double Bedrooms
- Modern Kitchen with cooker
- Modern Bathroom with shower
- Double Glazing
- Close to town centre
- 2 Good size Reception Rooms
- Small Conservatory
- Easy maintenance Garden
- Gas CH
- On street Parking

The property has a small garden at the front, and a shared access path to the rear garden which comprises of paved and timber decked patio areas, along with a small area of artificial grass. Parking is on street at the front.



## 21 Millthorne Avenue

The accommodation briefly comprises: -  
(all sizes approximate)

### Entrance Porch

**Living Room:** 4.38m x 3.74m (14'4" x 12'3")  
with feature fireplace and electric, log effect fire, and large picture window.

**Dining Room:** 3.64m x 4.02m (11'11" x 13'2")  
with wall mounted electric fire, and cupboard under the stairs



**Kitchen:** 2.44m x 2.85m (8' x 9'4") with a range of fitted, modern base and wall units with built in cooker and extractor, and space for a fridge freezer and washing machine.

**Conservatory:** 2.44m x 2.28m (8' x 7'6") with door to the garden and spot lights.



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### First floor, landing

**Bedroom 1 (DB):** 2.79m x 3.78m (9'2" x 12'5")  
with walk-in cupboard and fitted wardrobes.

**Bedroom 2 (DB):** 4.19m x 2.85m (13'9" x 9'4")  
with window to the rear.



**Bathroom:** 2.62m x 1.93m (8'7" x 6'4") with 3 piece suite in white comprising of bath, mixer shower and screen, wash basin and W.C.



### Prospective Tenants please note

All prospective tenants will be required to complete an application form

The application form will require information including the following: -

- Bank or Building Society details
- Details of your current Employment and Landlord/Agent if applicable
- Details of any County Court Judgements, Bankruptcy Orders etc
- References can then be sought if the Landlord is agreeable, usually by an independent agency.

**Subject to satisfactory references, the prospective tenant will then be required to provide:**

- One month's rent in advance.
- A Deposit (usually equal to a months rent) to be held by the DPS

**ALL NEGOTIATIONS/APPLICATIONS ARE ENTERED INTO  
ON A SUBJECT TO CONTRACT BASIS**

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### Tenancy Details

Type of Tenancy:	Unfurnished Assured Shorthold
Rental:	£625 pcm
Period of Tenancy:	6 month Renewable thereafter by agreement
Deposit:	£625 to be registered in the DPS
Available from:	Immediately subject to references
Special Terms:	Non-smokers, no pets preferred
Council Tax:	Band 'D'
EPC:	Band D – 59.

