

33 QUEEN STREET  
WHALLEY  
BB7 9TA

£675 per month



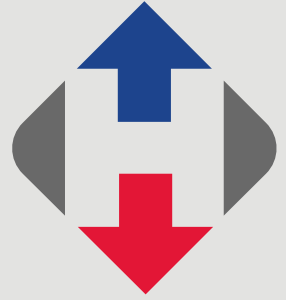
- Attractive spacious terrace house
- Dining room open to modern kitchen
- Enclosed rear yard with two stores
- Quiet, sought-after village location
- Three bedrooms, lounge
- Contemporary 3-pce bathroom
- Presented to high standards
- Unfurnished

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**Well-presented mid terrace house pleasantly situated on a quiet street close to Whalley centre and its many amenities.**

**The property is deceptively spacious and boasts a lounge, dining room open to modern fitted kitchen, three bedrooms and a contemporary three-piece bathroom suite with electric shower.**

**Outside there is an enclosed rear yard with two stores. Early viewing is strongly recommended.**



**LOCATION:** Proceeding through Whalley centre in the Billington direction, turn left at the roundabout onto Accrington Road. Turn right onto Queen Street, follow the road over the crossroads. Number 24 is on the left hand side.

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

**ENTRANCE HALL:** Staircase to first floor.

**LOUNGE:** 3.6m x 2.8m (11'9" x 9'2").

**DINING ROOM:** 4.6m x 2.8m (15'2" x 9'2"); understairs storage cupboard. Open to:

**KITCHEN:** 3.8m x 2.9m (12'5" x 9'6"); with a range of modern fitted wall and base units, complementary laminate working surfaces, integrated electric oven, four-ring gas hob, and extractor over, integrated fridge freezer, plumbing for washing machine.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 4.4m x 3.6m (14'5" x 11'9").

**BEDROOM TWO:** 3.0m x 2.4m (9'9" x 7'9").

**BEDROOM THREE:** 3.3m x 2.1m (10'1" x 6'9").

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





**OUTSIDE:** Enclosed rear yard with two stores.

**HEATING:** Gas central heating.

**DEPOSIT:** £850.00.

**AVAILABLE:** Immediately.

**RESTRICTIONS:** No Pets. No Smokers. No DSS.

**EPC:** The energy efficiency rating for this property is E.

**COUNCIL TAX:** Band B.

### Please Note

A deposit is normally required for each property: further details available on request.

Full reference checks are carried out on every tenant. A charge of £40.00, payable in advance applies to each application made for a property.

The cost of the preparation of the inventory and tenancy agreement, which are important legal documents, is normally £175.00 inc. VAT.

Payment of the first month's rent and deposit **MUST** be made by banker's draft, Building Society counter cheque, debit card or cash. 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.





**CONFIDENCE  
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**FREE Property Appraisal**  
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**End Of Tenancy Management**



33 Queen Street, Whalley, BB7 9TA

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LANDORDS!**

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