

12 CORN MILL MEWS  
WHALLEY  
BB7 9ST

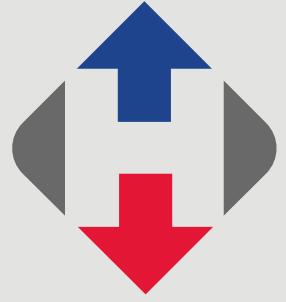
£1,100 per month



- Exceptional 3-storey townhouse
- Large lounge, modern fitted kitchen
- Enclosed rear garden
- Highly sought-after location
- 3 bedrooms, 2 en-suite
- Cloakroom, utility room
- Private parking
- Unfurnished. Available early December.

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**A lovely modern property, situated in a highly desirable development, offering excellent convenience for Whalley centre and its abundance of amenities.**



**The accommodation is arranged over three floors and briefly comprises entrance hall, cloakroom, utility room, a large lounge, superb dining kitchen and three bedrooms, two of which are en-suite. Outside the property enjoys an enclosed rear garden and private parking.**

**LOCATION:** From Whalley centre proceed along King Street towards Billington. Take the right hand turning just before the travel agents into Abbey Mews and continue into Corn Mill Mews. Number 12 is in the right hand corner.

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

**ENTRANCE VESTIBULE:**

**ENTRANCE HALL:** Staircase to first floor, door to rear.

**BEDROOM THREE/STUDY:** 2.4m x 2.1 (7'10" x 6'11").

**CLOAKROOM:** Housing 2-piece white suite comprising low suite w.c and pedestal washbasin.

**UTILITY ROOM:** With built-in cupboards and sink, plumbing for washing machine.

**FIRST FLOOR:**

**LANDING:**

**LOUNGE:** 5.8m x 3.7m (19'1" x 12'2").

**KITCHEN:** 4.4m x 3.5m (14'6" x 11'5"); with a range of modern fitted base and matching wall storage cupboards with complementary laminate working surfaces, integrated oven, five-ring gas hob with extractor over, integrated microwave and integrated dishwasher.

**SECOND FLOOR:**

**LANDING:**

**BEDROOM ONE:** 3.9m x 3.2m (12'10" x 10'6"); excellent range of built-in wardrobes.





**EN-SUITE:** Housing 3-piece white suite comprising low suite w.c, pedestal washbasin and walk-in shower enclosure and built-in storage.

**BEDROOM TWO:** 3.5m x 3.4m (11'5" x 11'2").

**EN-SUITE:** Housing 3-piece white suite comprising low suite w.c, pedestal washbasin and walk-in shower enclosure and built-in storage.

**OUTSIDE:** Enclosed rear garden and two parking spaces.

**DEPOSIT:** £1,300.

**AVAILABLE:** Early December 2018.

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

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

**COUNCIL TAX:** Band D.

### 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.





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12 Corn Mill Mews, Whalley, BB7 9ST

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