

44 PENDLE DRIVE
CALDERSTONES PARK
WHALLEY
BB7 9JT



£975 per month



- Executive, 3-storey townhouse
- Family bathroom with shower
- 3 bedrooms, 1 en-suite
- Highly desirable location
- Dining kitchen, family room, w.c.
- Good-sized lounge
- Garden areas, private parking
- Unfurnished.p Available immediately.

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An excellent, modern townhouse situated on the ever-popular Calderstones Park development, offering well-planned accommodation ideal for a family.

The property is presented to high standards and briefly comprises dining kitchen open to family room, cloakroom, large lounge, three bedrooms with en-suite to the master and a three-piece bathroom with shower.

Outside, there are pleasant, easy-to-maintain garden areas and two private parking spaces. Viewing is recommended.

LOCATION: On entering Calderstones Park proceed straight on through the gate posts and at the T-junction with Pendle Drive turn left. The property is situated on the left hand-side.

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

ENTRANCE HALL: Built-in storage cupboard, staircase to first floor.

CLOAKROOM: Housing 2-piece suite comprising low suite w.c and wash handbasin.

DINING KITCHEN: 4.9m x 4.0m (16'2" x 13'3"); range of modern fitted wall and base units with complementary working surfaces, built-in electric oven, 4-ring gas hob with extractor over, integrated dishwasher, plumbing for washing machine, French doors to rear garden, open to:

FAMILY ROOM: 3.4m x 2.6m (11'3" x 8'8").

FIRST FLOOR:

LANDING. Staircase to second floor.

LOUNGE: 4.9m x 4.0m (16'2" x 13'3").

BEDROOM THREE: 4.9m (into wardrobe) x 3.5m (16'2" into wardrobe x 11'7"); excellent range of built-in wardrobes.

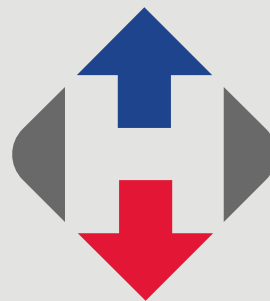
SECOND FLOOR:

BEDROOM ONE: 4.2m x 3.7m (13'11" x 12'3").

EN-SUITE: Housing three-piece suite comprising low suite w.c, pedestal washbasin and walk-in shower enclosure.

BEDROOM TWO: 3.4m x 2.7m (11'1" x 8'8").

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





OUTSIDE: Enclosed low maintenance garden to the side of the property with separate store.

DEPOSIT: £1,125.00.

RESTRICTIONS: No Pets. No Smokers. Unfortunately no Housing Benefit claimants can be considered due to a restriction in the Landlord's mortgage term.

AVAILABLE: Immediately. Minimum 12 months tenancy.

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

COUNCIL TAX: Band D.

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 first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

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





44 Pendle Drive, Whalley BB7 9JT

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LANDORDS!**

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