

19 PAINTER WOOD
BILLINGTON
BB7 9JD

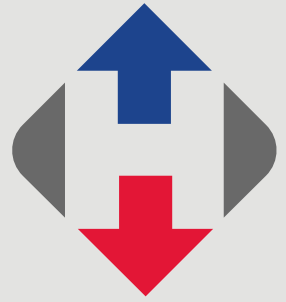
£600 per month



- Lovely stone built cottage
- Attractive fitted kitchen
- Delightful, rear garden
- Presented to high standards
- 2 good-sized bedrooms
- Two bedrooms
- Three-piece bathroom
- Unfurnished

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We are delighted to offer this lovely stonebuilt cottage, situated in a desirable location, only a few minutes' walk from Whalley centre and its many amenities.



Ideal for a couple or single person, the well-presented accommodation is arranged over three floors and comprises entrance porch and spacious lounge with fireplace on the ground floor. On the lower ground floor, there is an attractive fitted kitchen overlooking the garden and on the first floor, there are two bedrooms and a modern bathroom suite with shower.

Outside, there is a charming, private rear garden with ease of maintenance in mind and driveway providing private parking.

LOCATION: From our Whalley office proceed along King Street towards Billington, carry straight on at the mini roundabout and carry on across the bridge and up the hill. Opposite the Judge Walmsley turn left up the hair pin bend into Painter Wood and the cottage can be found on the right hand side.

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

LOUNGE: 5.7m x 4.6m (18'8" x 15'1"); with 'Living Flame' gas fire, built-in storage cupboard.

LOWER GROUND FLOOR

KITCHEN: 4.7m x 3.1m (15'5" x 10'2"); with a range of modern fitted wall and base units with complementary working surfaces, built-in double electric oven, 4-ring halogen hob, plumbing for washing machine, door to rear garden.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.5m x 2.9m (14'9" x 9'6").

BEDROOM TWO: 2.6m x 1.9m (8'6" x 6'3").

BATHROOM: Housing 3-piece white suite comprising low suite w.c., pedestal washbasin and P-shaped bath with electric shower over.





OUTSIDE: To the rear of the property there is a delightful rear garden with gravelled areas, paved patio and planting borders. There is also a side driveway providing private parking.

HEATING: Gas central heating.

DEPOSIT: £800.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. No DSS.

COUNCIL TAX: Band B.

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

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.





19 Painterwood, Billington, BB7 9JD

CALLING ALL
LANDORDS!

LET us LET your property to the right tenant

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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