

34 QUEEN STREET  
WHALLEY  
BB7 9TA

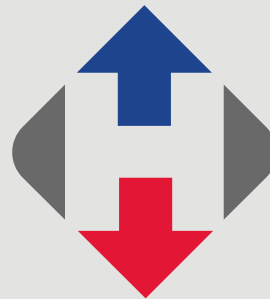
£725 per month



- Stunning, spacious terrace house
- 2 reception rooms, modern kitchen
- Delightful enclosed rear garden
- Sought-after convenient village location
- 3 bedrooms with en-suite to master
- Contemporary bathroom
- Presented to exacting standards
- Unfurnished

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**This stunning terrace house is presented to the highest standards offering light and airy accommodation and is situated in a much sought-after convenient location within easy walking distance of Whalley centre and its many amenities**



**The spacious property comprises sitting room and separate living room open to modern fitted kitchen, two good-sized first floor bedrooms and contemporary three-piece house bathroom. The second floor offers a lovely master bedroom with luxury en-suite shower room.**

**Outside the house enjoys a delightful rear garden area and small garden forecourt. Viewing is a must!**

**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 34 is on the left hand side.

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

**ENTRANCE VESTIBULE:**

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

**SITTING ROOM:** 3.4m x 3.1 (11'2" x 10'2"); with 'Living Flame' coal effect fire, built-in cupboards and shelves.

**LIVING ROOM:** 4.6m x 4.5m (15'1" x 14'9"); 'Living Flame' gas fire, understairs storage cupboard, French doors to rear. Open to:

**KITCHEN:** 6.0m x 2.2m (19'8" x 7'3"); with contemporary range of fitted wall and base units with complementary laminate working surfaces, integrated electric oven, four-ring gas hob and extractor over, plumbing for washing machine, door to rear.

**FIRST FLOOR:**

**LANDING:** Staircase to attic room.

**BEDROOM TWO:** 4.6m x 3.4m (15'1" x 11'2"); with built-in wardrobe.

**BEDROOM THREE:** 2.9m x 2.2m (9'6" x 7'3").

**BATHROOM:** Contemporary three-piece suite comprising low suite w.c., vanity washbasin with cupboards under and panelled bath with thermostatic shower over.





**SECOND FLOOR:**

**BEDROOM ONE:** 4.7m x 3.3m (15'5" x 10'10").

**EN-SUITE:** Housing luxury three-piece suite comprising low suite w.c., vanity washbasin and walk-in shower enclosure with thermostatic shower.

**OUTSIDE:** To the front of the property is a garden forecourt. To the rear is a delightful enclosed garden area.

**HEATING:** Gas central heating.

**DEPOSIT:** £900.00.

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Band B.

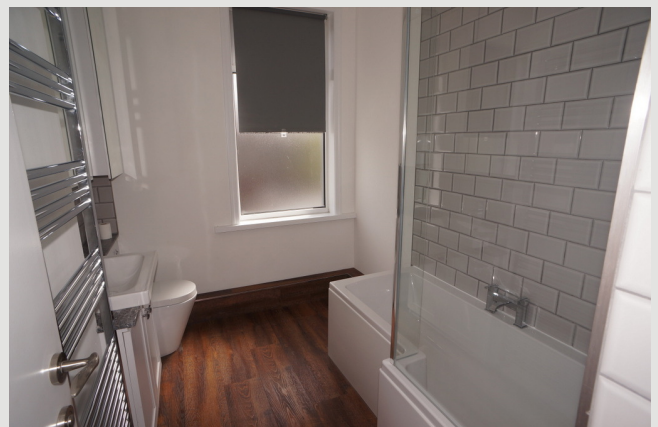
**Please Note**

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.





34 Queen Street, Whalley, BB7 9TA

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