

3 NIGHTINGALE CLOSE
WHALLEY
BB7 9XB

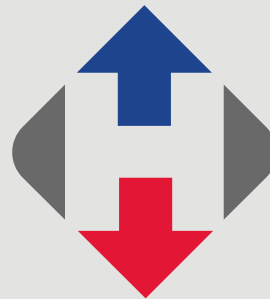
£625 per month



- Modern end mews house
- Situated on popular development
- Lounge and conservatory
- Fitted kitchen and cloakroom
- Two bedrooms, three piece bathroom
- Subject to Section 106 (see special notes)
- Driveway for two cars, rear garden
- Unfurnished. Available immediately.

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A well presented news style house which offers modern accommodation with kitchen and cloakroom to the front, lounge to the rear with French doors leading to a conservatory. The first floor has two bedrooms and a three piece bathroom with shower over the bath. Externally there is a driveway to the front providing parking for two cars, a side garden with timber shed and good-sized rear garden. Nightingale Close is a small cul-de-sac situated in the far corner of the Calderstones Park development, which is ten minutes walk from the train station and around one mile from the village centre. Viewing is recommended.



LOCATION: From Whalley centre, proceed along King Street towards Barrow and turn left at the mini roundabout, continue for around one mile and turn left at the mini roundabout into Calderstones Drive. Proceed straight on to the T-junction, turn left, follow the road round the right hand bend and carry straight on to the end. Turn left and left again into Nightingale Close.

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

ENTRANCE HALL: With understairs storage cupboard.

CLOAKROOM: 2-pce white suite comprising low suite w.c., pedestal hand washbasin with chrome taps and tiled splashback, laminate flooring.

KITCHEN: 2.8m x 1.9m (9'3" x 6'2"); light wood-effect wall and base units with complementary laminate working surfaces and tiled splashback, single bowl stainless steel sink unit, electric oven with 4-ring electric hob, plumbing for washing machine, wall-mounted central heating boiler, space for fridge freezer.

LOUNGE: 4.4m x 3.8m (14'4" x 12'7"); staircase to first floor, French doors leading to:-

CONSERVATORY: 3.9m x 2.6m (12'8" x 8'8"); fitted blinds, Karndean flooring, French doors to rear garden.

FIRST FLOOR:

LANDING: Loft access leading to partly boarded loft.

BEDROOM ONE: 3.8m x 2.7m (12'7" x 8'11"); with overstairs storage cupboard housing hot water cylinder.

BEDROOM TWO: 3.3m x 2.4m narrowing to 1.8m (12'7" x 8" narrowing to 5'11").

BATHROOM: 3-piece white suite comprising low suite w.c., pedestal hand washbasin with chrome taps, panelled bath with shower over, part tiled walls, extractor fan.

OUTSIDE: To the front of the property is a lawned garden and driveway providing parking for two cars, gated access leading to side garden with timber storage shed, good-sized rear garden with timber boundary fencing.





HEATING: Gas central heating.

DEPOSIT: £850.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. No DSS.

SPECIAL NOTES:

The property is subject to the Section 106 Agreement which means that prospective tenants must fulfil at least one of the following criteria:

Be aged 55 or over and currently resident within the Ribble Valley;

Be employed within a 5 mile radius of Whalley but living more than 5 miles from their place of employment;

Have lived in Whalley for any 5 of the last 10 years, having left to find suitable accommodation elsewhere and also with close family living in the town;

Shortly to be employed within a 5 mile radius of Whalley.

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 GUARANTEE

FREE Property Appraisal
No Set Up Fees
Total Transparency
40+ Years' Experience
End Of Tenancy Management



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LANDORDS!**

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