

69 WOODLANDS PARK  
WHALLEY  
BB7 9UG

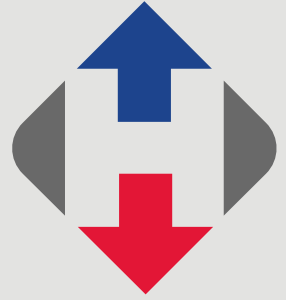
£900 pcm



- Detached true bungalow
- 3 bedrooms, all with wardrobes
- 4-pce bathroom & 3-pce en-suite
- Close to shops & restaurants
- Prime village location
- Lounge, dining room & kitchen
- Large drive, garage & gardens
- Unfurnished

[honeywell-lettings.co.uk](http://honeywell-lettings.co.uk)

**A spacious detached true bungalow situated in this convenient location within easy walking distance of Whalley centre where there are shops, restaurants, health centre and church.**



**This spacious property comprises a lounge, dining room and fitted kitchen, 3 bedrooms all with fitted wardrobes, en-suite to the master and 4-piece house bathroom. Externally there is a good-sized driveway providing parking for up to four cars, single garage with a large store attached and enclosed lawned rear garden.**

**LOCATION:** Entering Whalley from the Barrow/Clitheroe direction proceed straight on at the mini roundabout into King Street. Turn left just before the bus terminus into Woodlands Drive, follow the road around to the left and the bungalow is situated on the right at the next right hand bend.

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

**ENTRANCE:** Through half-glazed PVC door to:

**ENTRANCE HALLWAY:** Coved cornicing, BT telephone point, loft access, storage cupboard housing central heating boiler. Glazed double doors to:

**LOUNGE:** 4.9m x 4.3m (16'2" x 14"); coved cornicing, wall light points, feature inset 'Living Flame' gas fire with stone surround, television point. Glazed double doors to:

**DINING ROOM:** 3.0m x 2.8m (9'10" x 9'4"); coved cornicing, door to kitchen.

**KITCHEN:** 3.7m x 3.0m (12' x 9'9"); fitted range of cream wall and base units with complementary working surfaces and tiled splashback, single drainer stainless steel sink unit with mixer tap, integrated electric fan oven, stainless steel 4-ring gas hob with extractor over, integrated fridge freezer, plumbing for washing machine and dishwasher. PVC stable door to rear access.

**BEDROOM ONE:** 3.2m + wardrobes x 3.0m (10'4" + wardrobes x 9'9"); wall-to-wall range of fitted wardrobes, fitted drawers, dressing table and bedside cabinets, wall light points, laminate flooring.

**EN-SUITE BATHROOM:** 3-piece suite comprising vanity washbasin with storage cupboards under, low suite w.c. and panelled bath with electric shower over and glass shower screen, tiled walls, shaver point.

**BEDROOM TWO:** 3.0m x 2.9m (9'10" x 9'8"); with built-in wardrobe and laminate flooring.

**BEDROOM THREE:** 2.5m x 2.4m max (8'4" x 7'9" max); built-in wardrobes and shelving.





**BATHROOM:** 4-piece suite comprising low suite w.c., double vanity washbasins with storage under, vanity mirror and lighting over, shaver point, panelled bath with electric shower over and glass shower screen, part-tiled walls.

**OUTSIDE:** Large block paved driveway providing parking for 3-4 cars leading to single GARAGE with up-and-over door, power and light. Attached to the garage is a store room or sun lounge which was formerly a garage with door to the rear leading to the rear garden. Lawned front garden with planting borders. Access along the side of the house leading to enclosed rear garden, mainly laid to lawn with paved pathways, patio area, planting borders and timber boundary fence.

**HEATING:** Gas central heating complemented by sealed unit double glazing in PVC frames.

**DEPOSIT:** £1,200.00.

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Band 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.





**CONFIDENCE  
GUARANTEE**

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



69 Woodlands Park, Whalley, BB7 9UG

**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

2-4 Parson Lane, Clitheroe, BB7 2JN  
T: 01200 444477 E: [lettings@honeywell.co.uk](mailto:lettings@honeywell.co.uk)

 [HoneywellEstateAgents](#)

 [HoneywellAgents](#)

**[honeywell-lettings.co.uk](http://honeywell-lettings.co.uk)**

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Lettings Ltd. has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information.