

5 LYNWOOD CLOSE
WHALLEY
BB7 9XA

£695 per month



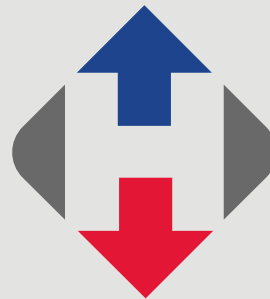
- Modern first floor apartment
- Spacious lounge
- Fitted kitchen with appliances
- Desirable residential location
- Three bedrooms
- White bathroom suite with shower
- Private parking
- Unfurnished. Available Immediately.

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A immaculately presented first floor apartment situated in the highly desirable Calderstones Park development, offering excellent convenience for Whalley train station and the abundance of local amenities.

The well-planned accommodation comprises entrance hall, lounge, fitted kitchen with integrated appliances, three bedrooms and a three-piece bathroom with shower.

Outside, there is a private car park, with parking for one car.



LOCATION: On entering Calderstones Park proceed straight on through the gate posts and at the T-junction with Pendle Drive turn left. Continue along Pendle Drive, round the right hand corner and then turn left into Lynwood Close.

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

ENTRANCE HALL: Built-in storage cupboard.

LOUNGE: 4.8m x 3.3m (15'10" x 10'11").

KITCHEN: 3.2m x 2.4m (10'7" x 8'0"); a range of modern fitted wall and base units with complementary working surfaces, integrated double electric oven, 4-ring gas hob with extractor hood over, integrated fridge freezer, integrated washing machine and integrated dishwasher.

BEDROOM ONE: 4.2m x 3.3m (13'11" x 10'11").

BEDROOM TWO: 3.4m x 2.7m (10'11" x 8'8").

BEDROOM THREE: 3.0m x 2.3m (9'11" x 7'8").

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





OUTSIDE: Private parking space.

HEATING: Gas central heating.

DEPOSIT: £850.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. No DSS.

COUNCIL TAX: Band C.

EPC RATING: C.

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.





5 Lynwood Close, Whalley, BB7 9XA

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