

6 WEAVERS CROFT
BILLINGTON
BB7 9NE

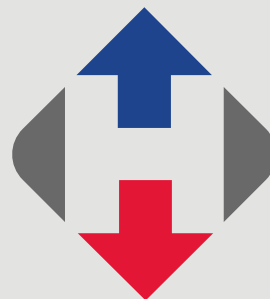
£1,150 per month



- A superbly presented detached home
- Double garage, parking 2/3 cars
- Gas CH & UPVC DG
- Gardens front and rear, views
- Living room, open plan dining kitchen
- 4 bedrooms, master en-suite
- Sought after Ribble Valley location
- Unfurnished. Available immediately.

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An immaculate detached family home situated on a quiet cul de sac of property in the Ribble Valley village of Billington. The property adjoins the school fields to the rear and enjoys views over them and surrounding Ribble Valley countryside.



The property offers living room, superb fitted dining kitchen with patio doors to the rear garden, utility room, four bedrooms the master with en-suite shower room and a house bathroom with shower.

The property benefits from parking for two/three cars and an integral double garage.

LOCATION: From our Whalley Office travel straight over the mini roundabout and proceed out of Whalley over the bridge. Follow the road up the hill and into Billington. Proceed under the railway bridge to the centre of the village and turn right just before the school fields onto Weavers Croft. Number 6 is on the left hand side.

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

ENTRANCE HALLWAY.

CLOAKROOM: With white 2-pce modern suite comprising low level w.c. and wash hand basin with tiled splash-back.

LIVING ROOM: 5.0m x 3.4m (16'5" x 11'0"); with electric fire in feature surround.

OPEN PLAN DINING KITCHEN: 8.0m x 3.2m max 2.8 min (26'0" x 10'4" max 9'3" min); with modern base and wall storage cupboards and display cabinets, complementary working surfaces and breakfast bar, range of built-in appliances including cooker with four-ring gas hob and extractor over, patio doors to the rear garden.

UTILITY ROOM: 2.5m x 1.0m (8'4" x 3'8"); plumbing for washing machine, ventilated for a tumble dryer, external door to the rear of the property.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 3.4m x 3.1m (11'3" x 10'0"); with fitted wardrobes to one wall.

EN-SUITE: With 3-pce white suite comprising low level w.c., wash hand basin, corner shower enclosure with plumbed Mira shower, fully tiled walls, tiled floor.





BEDROOM FOUR: 3.0m x 2.7m (9'10" x 9'0").

BATHROOM: With 3-pce white suite comprising low level w.c., wash hand basin, shower bath with shower screen and mixer tap, fully tiled walls, fixed bathroom cabinet, separate mirror with demister.

OUTSIDE: To the front of the property a low maintenance garden area, lawned area and a driveway providing off road parking for two cars and leads to an integral DOUBLE GARAGE 4.6m x 4.4m (15'0" x 14'7"); with up and over door, power, lighting and water points, central heating boiler and overhead storage space. Pathways lead round both sides of the house to a tiered patio and lawned garden.

DEPOSIT: £1,326.00

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band E.

Please Note

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

Payment of the first month's rent and deposit MUST be made by bank transfer, Building Society counter cheque or debit card. 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.





6 Weavers Croft, Billington, BB7 9NE

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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