

9 WADDOW GREEN  
LOW MOOR  
CLITHEROE  
BB7 2NL



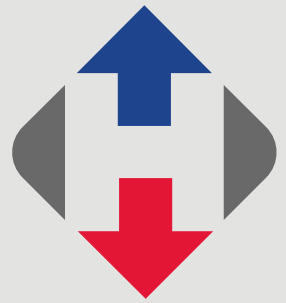
£560 per month



- Ground floor apartment
- Lounge with bay window
- 3-piece shower room
- Gas CH & PVC DG
- 2 double bedrooms
- Front garden overlooking green
- Fitted Shaker style kitchen
- Unfurnished. Available immediately.

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**A deceptively spacious apartment with attractive outlooks at the front across Waddow Green. This ground floor apartment has well-planned accommodation with a fronted lounge with 'Living Flame' gas fire, modern fitted Shaker style kitchen with integrated appliances, two double bedrooms and a 3-piece shower room.**



**Externally there is a lawn garden to the front with boundary hedging and garden to the rear. Viewing is recommended.**

**LOCATION:** Travelling along Edisford Road in the direction of Low Moor turn right after the Spar shop into St Paul's Street and then turn second right into Queen Street. At the end turn left into Union Street and after around 30 yards turn right into Ribble Way and Waddow Green is on the right hand side.

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

**ENTRANCE HALLWAY:** Through PVC front door with window to the side and understairs storage cupboard.

**LOUNGE:** 4.4m in to the bay x 4.2m narrowing to 3.6m (14'4" in to the bay x 13'10" narrowing to 11'9"); with television point, bay window with outlooks across Waddow Green, feature 'Living Flame' gas fire with marble hearth and inset with wooden surround.

**KITCHEN:** 2.9m x 2.8m (9'5" x 9'4"); with fitted range of cream Shaker style wall and base units with complementary laminate work surface and tiled splashback, one and a half bowl stainless steel sink unit with mixer tap, integrated electric fan oven, stainless steel 4-ring gas hob with stainless steel extractor canopy over, integrated fridge, plumbing for washing machine, wall-mounted Worcester combination central heating boiler and PVC door to rear access.

**BEDROOM ONE:** to the rear 3.9m x 3.6m (12'11" x 11'11"); with coved cornicing.

**BEDROOM TWO:** to the front 3.9m x 2.9m (12'9" x 9'8"); with coved cornicing.

**SHOWER ROOM:** With 3-piece white suite comprising low suite w.c. with push button flush, vanity wash handbasin with chrome mixer tap and storage cupboards under, corner shower enclosure with fitted Triton electric shower and part-tiled walls.

**OUTSIDE:** There is a front garden with boundary hedging, lawn and concrete pathway to front door, there is a large rear garden laid to lawn with paved patio area.







**DEPOSIT:** £646.00

**RESTRICTIONS:** No Pets. No Smokers. Unfortunately no Housing Benefit claimants can be considered due to a restriction in the Landlord's mortgage term.

**AVAILABLE:** Immediately.

**EPC:** The energy efficiency rating for this property is D.

**COUNCIL TAX:** Band A.

### 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 or cash.



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