

780A WHALLEY NEW RD
BLACKBURN
BB1 9BA

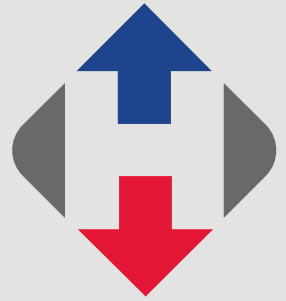
£475 per month



- Ground floor flat
- Shower room
- Located close to transport links
- Living/dining kitchen
- One bedroom
- Open plan living space
- 3-piece shower room
- Unfurnished. Available immediately.

honeywell-lettings.co.uk

A ground floor flat finished to a high standard with an open plan living dining kitchen. The kitchen offers a range of modern fronted wall and base units with fan assisted electric oven and electric hob, fridge and freezer. Plumbed for an automatic washing machine and the combi gas boiler supplies central heating and hot water.



Double glazed windows throughout and a 3-piece shower room, the double bedroom has a bay window and fitted wardrobe.

LOCATION: located directly opposite the Perry's car garage on Whalley New Road.

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

ENTRANCE PORCH:

LIVING/DINING KITCHEN: 4.4m x 4.5m extending to 7.3m (14'4" x 14'8" extending to 23'9"); laminate floor, two double panel radiators, opening UPVC window. Opening into kitchen with a range of modern fronted wall and base units with electric oven, electric hob, plumbed for automatic wash machine and a Beko fridge freezer. Gas fired boiler supplying domestic hot water and central heating.

BEDROOM ONE: 3.4m x 3.8m into the bay (11' x 12'7" into the bay); uPVC double glazed Windows, radiator and fitted wardrobe.

SHOWER ROOM: Three-piece suite incorporating a fully tiled corner shower cubicle, pedestal hand basin and LL WC. Double glazed window, extractor fan and chrome towel radiator.





DEPOSIT: £605.00.

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.

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.

CONFIDENCE GUARANTEE

FREE Property Appraisal
Full Reference Checks
Total Transparency
40+ Year's Experience
End Of Tenancy Management



780a Whalley New Rd, Blackburn, BB1 9BA

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

28-30 Parson Lane, Clitheroe, BB7 2JP
T: 01200 444477 E: lettings@honeywell.co.uk

 [HoneywellEstateAgents](#)

 [HoneywellAgents](#)

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.