

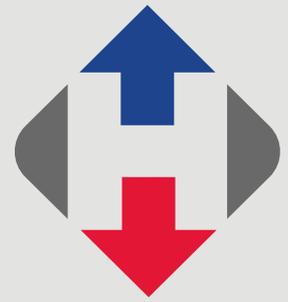
27 ACCRINGTON ROAD  
WHALLEY  
BB7 9TD  
£925 per month



- Garden-fronted family terrace
- Two reception rooms
- Private parking to rear
- Close to village centre
- Three bedrooms,
- Contemporary fitted kitchen
- Four-piece bathroom
- Unfurnished. Min 12-month tenancy.

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**A large stonebuilt garden-fronted terrace house situated within walking distance of the village centre. The house is presented to high standards with a modern fitted kitchen and a contemporary four-piece bathroom. The property comprises hallway, two spacious reception rooms and kitchen with built-in appliances. On the first floor, there is a landing, three bedrooms and four-piece bathroom suite.**



**Outside to the front is a garden forecourt and to the rear is an Indian stone paved open yard with patio area, which can be used for parking.**

**LOCATION:** From the bus terminus, King Street in Whalley centre, proceed towards Billington and at the roundabout next to the Swan Inn turn left into Accrington Road. The house can be found on the left hand side after 200 yards.

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

**ENTRANCE VESTIBULE:**

**HALLWAY:**

**LOUNGE:** 3.9m x 3.7m (12'10" x 12'1"); fireplace with 'Living Flame' coal effect gas fire, marble hearth and inset and attractive grey wooden surround. Open to:

**DINING ROOM:** 4.4m x 3.9m (14'6" x 12'8"); glazed PVC French doors opening to rear, feature fireplace housing 'Living Flame' gas fire, cast iron inset with tiled hearth and grey wooden surround.

**KITCHEN:** 3.4m x 2.4m (11'2" x 7'11"); range of modern white and grey 2-tone wall and base units with complementary laminate working surface and splashback, integrated stainless steel electric fan oven with 4-ring induction hob with splashback and extractor canopy over, integrated fridge freezer, breakfast bar, plumbing for washing machine, tiled floor and understairs storage area.

**FIRST FLOOR:**

**LANDING:** With spindles and balustrade, storage cupboard housing combination central heating boiler.

**BEDROOM ONE:** 4.3m + wardrobes x 3.9m (14'1" + wardrobes x 12'11"); with outlooks towards Whalley Nab, range of built-in wardrobes with storage cupboards over, drawers and vanity mirror.

**BEDROOM TWO:** 2.5m x 3.5m (8'1" x 11'6"); with window to rear and side elevations.

**BEDROOM THREE:** 3.1m x 2.7m (10' x 8'10").





**BATHROOM:** With 4-piece white suite comprising low suite w.c. pedestal wash handbasin with chrome mixer tap, panelled bath with chrome mixer tap and corner shower enclosure with fitted thermostatic shower, part-tiled walls, recessed LED spotlighting, extractor fan, chrome heated ladder style towel rail.

**OUTSIDE:** Forecourt garden with wrought iron gate and stone gateposts with stone pathway to the front door. The front garden has circular stone flags with slate chippings and centrally planted tree. To the rear is an open yard providing off-street parking for one car, Indian stone paved with raised patio area.

**DEPOSIT:** £1067.00

**RESTRICTIONS:** No Pets and no Smokers.

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Band B, £1,640.65 (April 2023).

**MINIMUM INITIAL FIXED TERM:** 12 months.

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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27 Accrington Rd, Whalley BB7 9TD