

1 MANOR ROAD
WHALLEY
BB7 9TE

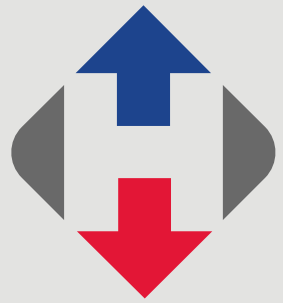
£1,150 per month



- Bay fronted semi-detached house
- Superb village centre location
- Bright family accommodation
- Lovely contemporary dining kitchen
- 3 bedrooms, 4-piece bathroom
- Bi-fold doors to the garden
- Stone paved driveway
- Unfurnished. Minimum 12 month tenancy.

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A bright mature bay fronted semi-detached house which is situated in this quiet yet extremely convenient location close to the centre of this popular village. The house offers bright family accommodation with a porch leading to the entrance hall and 2-piece cloakroom. The large lounge is dual aspect with a bay window to the front and bi-fold doors opening onto the rear garden. There is an open-plan dining kitchen with modern handleless kitchen, quartz worktops with breakfast bar and a glazed dining area overlooking the rear garden. Upstairs there are three bedrooms and a 4-piece bathroom with separate shower.



Outside there is a paved driveway providing private parking and a gravelled front garden for easy maintenance. To the rear there is an enclosed lawned garden which is west facing and attracts the afternoon and evening sun.

LOCATION: Travelling through Whalley centre from Barrow towards Billington turn left at the mini roundabout into Accrington Road. Turn left into Manor Road and the house can be found on the left-hand side.

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

ENTRANCE PORCH: With PVC front door with window to side and half-glazed door leading to:

HALLWAY: With staircase off to first floor and wall light point.

CLOAKROOM: 2-piece suite comprising low-suite w.c. and wash-hand basin, extractor fan and storage.

LOUNGE: 3.3m x 7.0m (10'10" x 23'0"); lovely dual aspect front to back lounge with bay window to the front and bi-fold doors to the rear opening onto the rear garden, media wall with feature inset electric fire and television point, coved cornicing and half-glazed door to:

DINING KITCHEN: Modern L-shaped dining kitchen. **Kitchen Area:** 1.8m x 3.5m (6'0" x 11'6"); with a contemporary range of wall and base units with complementary white quartz worktop and splashback, one-and-a-half bowl built under stainless steel sink unit with brushed steel mixer tap and draining board carved into worktop, integrated electric fan oven, 4-ring ceramic hob with stainless steel extractor canopy over, integrated dishwasher and fridge-freezer, breakfast bar and utility cupboard with plumbing for a washing machine. **Dining Area:** 2.2m x 5.2m (7'4" x 17'1"); with glazed picture window and glazed door opening onto rear garden, space for dining table and chairs, built-in storage cupboard, PVC door leading to front driveway and cloaks storage area.

FIRST FLOOR:

LANDING: With window to side elevation.

BEDROOM ONE: 4.3m x 4.0m (14'1" x 13'2"); with feature bay window and wood panel feature wall.

BEDROOM TWO: 4.0m x 3.0m (13'2" x 9'10"); with a wall-to-wall range of fitted wardrobes.

BEDROOM THREE: 2.8m x 2.2m (9'3" x 7'3").





BATHROOM: Modern 4-piece suite comprising low suite w.c., vanity wash-hand basin with storage drawer, panelled bath with wall-mounted chrome shower-tap fitment, fitted shower enclosure with thermostatic shower, part-tiled walls and chrome heated ladder style towel rail.

OUTSIDE: There is a gravelled front garden, paved driveway and path to front door. To the rear is an attractive enclosed rear garden with stone paved patio, lawn, cold tap and feature outside lighting.

HEATING: Gas central heating.

DEPOSIT: £1,327.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers.

EPC: The energy efficiency rating for this property is C. **COUNCIL TAX:** Band B, £1,720.58 (April 2024).

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.





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