

15 ABBOTS CROFT
WHALLEY
BB7 9RR

£1,250 per month

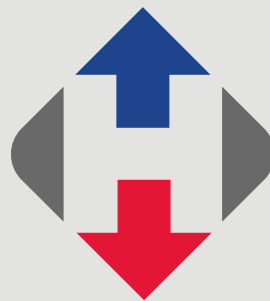


- Detached true bungalow
- 2 bedrooms
- Stunning garden to the rear
- Lounge, kitchen, dining/sun room
- Driveway and garage
- 3-piece shower room
- Highly desirable location
- Unfurnished.

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A rare opportunity to rent a detached true bungalow in a highly sought-after location, close to Whalley village centre and its abundance of amenities.

The property offers well-maintained accommodation and briefly comprises entrance hall, lounge, fitted kitchen, dining room/sun room, two bedrooms and a 3-piece shower room. Outside, there is a majority pebbled garden to the front, a driveway and single garage. To the rear is a well-maintained garden, with a greenhouse and shed.



LOCATION: On entering Whalley from the Clitheroe direction along Clitheroe Road, at the mini roundabout turn right into Station Road and second left into Abbey Road. Turn right into Abbeyfields, then left into Abbots Croft and the house is on the left hand side.

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

ENTRANCE VESTIBULE:

ENTRANCE HALLWAY:

LOUNGE: 3.5m x 4.8m (11'5" x 15'9"); feature fireplace housing a gas fire with surround, double glazed doors leading to:

DINING ROOM/SUN ROOM: 4.3m x 2.8m (14'1" x 9'1") sliding door leading out to the rear garden, archway leading to:

KITCHEN: 2.9m x 2.6m (9'7" x 8'8"); with a range of dark wood wall and base units with complementary work surfaces, gas hob with extractor, oven, microwave, fridge/freezer & two bowl sink.

UTILITY: 2.9m x 2m (9'7" x 6'7") with wall and base units, ceiling clothes airer, space for a washing machine, one bowl sink & drainer and door leading to rear garden

BEDROOM ONE: 3.3m x 2.9m (10'8" x 9'5") with fitted wardrobes and bedside tables

BEDROOM TWO: 2.7m x 2.3m (9" x 7'8") with a fitted wardrobe and bedside tables

SHOWER ROOM: 3-piece suite comprising low suite w.c., vanity washbasin with cupboard, corner shower enclosure with shower head, tiled walls.





OUTSIDE: To the front is an easy to maintain, majority pebbled front garden, driveway and single garage. There is access to the right-hand side which leads to the rear garden. The rear garden comprises a mowed lawn, planting beds, greenhouse & shed.

HEATING: Gas fired hot water central heating system.

DEPOSIT: £1,442.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers.

EPC: The energy efficiency rating for this property is C (71).

COUNCIL TAX: Band D, £2,315.39 (April 2025).

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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