

18 MANORFIELDS
WHALLEY
BB7 9UD

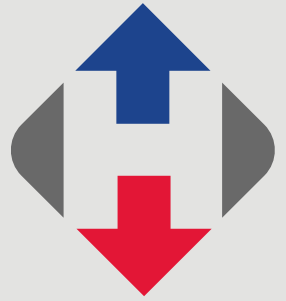
£750 per month



- Attractive ground floor apartment
- Lounge, fitted kitchen
- Sought-after residential location
- External store
- Two bedrooms
- Modern shower room
- EPC – C73
- Unfurnished. Available immediately.

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This attractive ground floor apartment is situated in a much sought after location. Whalley's amenities are all a short, flat walk away and the village benefits from a bus stop with a link to Blackburn and Preston, along with the train station with a direct line to Manchester.



The accommodation comprises of a lounge, kitchen, two bedrooms and modern shower room. Externally it benefits from communal gardens to the rear, and a mature, planted garden to the front, and useful external store.

LOCATION: From the centre of Whalley head up Accrington Road and turn left onto Manor Road. Follow the road up and around to the right hand side and number 18 is found on the left hand side.

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

ENTRANCE HALL: with UPVC external door and built in storage cupboard.

LOUNGE: 4.3m x 3.1m (14'0" x 10'0"); with wall mounted gas fire, TV aerial point and telephone point.

KITCHEN: 3.1m x 2.7m (max) 2.0m (min) (10'0" x 8'9 (max) 6'5" (min)); with range of fitted wall and base units with complementary working surfaces, electric cooker with extractor over, washing machine, single sink and drainer unit, combination gas boiler, fridge freezer.

BEDROOM ONE: 3m x 3.1m (9'9" x 10'0"); built-in wardrobes and telephone point.

BEDROOM TWO: 2.2m x 2.4m (7'1" x 7'9");

SHOWER ROOM: Housing three-piece white suite comprising low suite w.c., pedestal washbasin and shower cubicle with mains-fed shower. Built-in storage cupboard.

OUTSIDE: Communal gardens to the rear. Mature, planted garden to the front, and useful external store room.





DEPOSIT: £865.00

RESTRICTIONS: No smokers. Requests to have a pet must be submitted in writing.

AVAILABLE: Immediately.

EPC: The energy efficiency rating for this property is C73.

COUNCIL TAX: Band B. £1,870.60 (April 2026).

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 security deposit.

Full reference checks are carried out on every tenant.

Payment of the first month's rent and deposit **MUST** be made by bank transfer. 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONFIDENCE GUARANTEE

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End Of Tenancy Management



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