

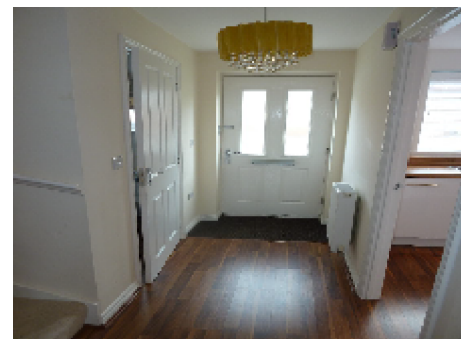


6 Oakdale Drive, Calderstones Green, Whalley, BB7 9FW

To Let: £750 PCM Unfurnished

A modern, semi-detached family home with gardens and driveway located on the highly popular Calderstones Green development just a short walk from Whalley village centre with its many shops, restaurants and amenities. The well presented internal accommodation briefly comprises an entrance hallway and cloaks, spacious lounge, modern kitchen, two double and one single bedrooms and a family bathroom. Externally there is a small garden frontage and driveway plus a good size rear garden.

- No Pets
- Non Smokers Only



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Entrance Hallway

Cloaks - with 2 piece suite in white comprising low suite wc and pedestal wash hand basin.

Lounge 14'4" x 14'6" max (4.37 x 4.44m max) - with patio doors, laminate flooring, large storage cupboard.

Kitchen 10'4" x 7'2" (3.15 x 2.19m) - with a modern range of fitted units in white, integrated appliances including an electric oven and gas hob, extractor canopy, fridge, freezer, dishwasher and washer/dryer.

First Floor

Bedroom 1 11'4" x 7'7" (3.47 x 2.33m) - double with a range of fitted wardrobes to one wall.

Bedroom 2 11'4" x 7'7" (3.45 x 2.33m) - double

Bedroom 3 7'5" x 6'8" (2.27 x 2.04m) - single

Bathroom - with a modern suite in white comprising a panel bath with shower over, low suite wc, pedestal wash hand basin.

Outside - Small garden frontage. Driveway with parking for 2 vehicles. Fully enclosed rear garden mainly laid to lawn with patio area. Garden shed.

Council Tax Band C **Energy Efficiency Rating Band B**

Location - From the centre of Whalley proceed towards Clitheroe and turn left at the mini roundabout into Mitton Road. Follow the road along under two bridges and cross straight over the first mini roundabout. At the second roundabout turn left into the Calderstones development and then turn left into Oakdale Drive.

Assured Shorthold Tenancy. Unless stated otherwise properties are available on an Assured Shorthold Tenancy for an initial period of 6 months.

Viewings. Viewings of all properties are strictly by appointment with this office.

Appliances. Appliances mentioned in the description have not been tested as to their working condition. For a full list of contents and appliances please see the property inventory which will be supplied by Athertons Lettings for managed properties or by the Landlord for non-managed properties.

Telephone. Where there is a telephone line in the property reconnection will be at the tenant's expense.

Damage Deposit. The successful applicant will be required to pay a Damage Deposit (usually equal to one months rent) which is refundable at the end of the tenancy.

Rent. Unless stated otherwise the rent is exclusive of gas, electricity, oil, water, telephone charges and Council Tax. In order to be able to rent this property your annual income should be at least 30 times the monthly rent.

Standard Charges. There is an application fee of **£75** plus **£125** for legal tenancy agreements. Payment of the first month's rent & damage deposit to be paid by bank transfer if possible.

Property Misdescriptions Act

Athertons Lettings for themselves and for the vendors or lessors of this property whose agent they are, give notice that::

All descriptions, plans, dimensions, references to condition, or suitability for use, and necessary permission for use, occupation and other details are given in good faith and are believed to be correct and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

No person in the employment of Athertons Lettings has any authority to make or give any representations or warranty whatsoever in relation to the property. These particulars are produced for the sole purpose of enabling prospective purchasers and tenants to decide whether they wish to view the property and are set out as a general guide only and do not constitute any part of a contract.