



46a Whalley Road, Clitheroe, BB7 1AW

To Let: £420 PCM Unfurnished

A well presented and deceptively spacious apartment conveniently located above the shops on the edge of the town centre. The internal accommodation, located over the first and second floors, briefly comprises a good sized lounge open plan to a fitted kitchen, three bedrooms plus a further storage room, and a three piece bathroom.

- GCH and DG installed
- No Pets



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Vestibule and Stairs to:

First Floor

Lounge 15' x 1" max x 16'3" (4.61max x 4.97m) - with dual aspect windows, open plan to :

Kitchen 11'6" x 9'8" (3.51 x 2.95m) - range of fitted wall and base units, electric oven and hob, fridge, washing machine.

Bathroom - bath with shower attachment, low suite wc, wash hand basin.

Second Floor

Landing Area - with large storage room.

Bedroom 1 14'4" x 10'10" (4.39 x 3.31m) - large double

Bedroom 2 11'11" x 7'0" 9 3.63 x 2.14m) - small double

Bedroom 3 7'10" x 6.8" (2.39 x 2.03m) single with built-in cupboards.

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

Location - Leaving Town Centre via Wellgate turn right into Lowergate and proceed to the end. Continue over the mini roundabout into Whalley Road. Turn right into Greenacre Street and the property is first on the right.

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.