



## 8 Whalley Road, Langho, BB6 8EJ

**To Let: £695 PCM Unfurnished**

A beautifully presented and deceptively spacious semi-detached true bungalow with a modern kitchen and bathroom and located in this highly popular Ribble Valley village with good links to nearby Clitheroe and Whalley. The internal accommodation, very recently upgraded and improved, briefly comprises an entrance vestibule and hallway, lounge, dining kitchen, two double bedrooms, bathroom and utility. Externally there is a front garden and driveway offering ample off road parking and a lovely low maintenance rear garden

- No Pets
- Non Smokers Only
- DG + GCH installed.



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### Entrance Vestibule

**Hallway** - with ladder access to a large loft space with Velux window.

**Lounge** 12'4" x 12'10" (3.77m x 3.93m) - with large walk-in bay window, living flame gas fire set in a modern fireplace.

**Dining Kitchen** 15'6" x 9'5" (4.72m x 2.89m) - with a modern range of cream coloured high gloss wall and base units, integrated appliances comprising an electric oven and gas hob, fridge freezer and dishwasher.

**Bedroom 1** 19'9" x 11'4" (6.04m x 3.46m) - an extra large double bedroom with patio doors to the rear garden.

**Bedroom 2** 11'2" x 10'4" (3.40m x 3.17m) - double.

**Bathroom** - a lovely modern bathroom with panel bath, plumbed shower over, low suite wc and a wash basin set in a large vanity unit.

**Utility** - with fitted storage units, washer and dryer.

**Outside** - Large front garden that has been pebbled to allow parking for 3 / 4 vehicles. Driveway to side.

Delightful rear patio garden with stone paving offering a good degree of privacy. Timber shed.

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

**Location** - Entering Langho from the Clitheroe / Whalley direction proceed though the village crossing over the double mini-roundabout where the property is located on the left hand side just before leaving the village.

**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.