



- Mid Terraced Property
- Entrance Vestibule
- Sitting Room
- Kitchen

27 Waddington Street, Earby, Lancashire, BB18 6QW

A two bedroomed mid terraced property that has been newly re-decorated offering light and airy accommodation enjoying an attractive outlook. The property also benefits from an enclosed rear yard with two outbuildings to the rear.



£550 pcm



The property, with gas central heating, double glazing and approximate room sizes, comprises...

GROUND FLOOR

ENTRANCE VESTIBULE

With a double glazed entrance door, fitted door mat, ceiling cornice and cloak hooks. Door with obscure glass leading into:

SITTING ROOM

14' 0" x 13' 2" (4.27m x 4.01m) max. A good sized reception room with ceiling cornice, carpet, radiator, ceiling light with rose and window to the front elevation

KITCHEN

13' 2" x 8' 0" (4.01m x 2.44m) max. With a range of base and wall units incorporating cupboards, drawers and coordinating work surfaces with a tiled splash back. Inset stainless steel sink unit with mixer tap, integrated Lamona Electric oven with a four ring hob and stainless steel splashback and extractor over. Plumbing for an automatic washing machine, space for a fridge/freezer and wall mounted Baxi gas fired central heating boiler. Vinyl flooring, ceiling light, radiator, stairs to the first floor, window to the rear elevation and door out to the rear yard.

FIRST FLOOR

LANDING

With ceiling cornice and ceiling light.

BEDROOM ONE

12' 0" x 11' 6" (3.66m x 3.51m) max. With a range of fitted wardrobes and drawers having hanging rails, shelving and overhead cupboards. Decorative cast iron fire place, radiator, carpet, ceiling light with pull cord and window to the front elevation enjoying an attractive outlook.





BEDROOM TWO

10' 6" x 6' 2" (3.2m x 1.88m) With a fitted cupboard and further under bathroom storage, ceiling light, radiator, carpet and window to the rear elevation.

BATHROOM

6' 9" x 5' 6" (2.06m x 1.68m) With a white suite comprising a panelled bath with shower attachment, low suite w.c and pedestal wash hand basin. Part tiled walls, vinyl flooring, wall light, shaver point, radiator, extractor and window to the rear elevation.

OUTSIDE

REAR YARD

Enclosed rear yard with two outbuildings providing useful storage.

COUNCIL TAX


Pendle Council Band A.

AGENT NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

RENTAL PROCEDURE

1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment as detailed below.

PAYMENTS

1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following referencing the holding fee will be put towards your first month's rent. If your application is unsuccessful following referencing you will forfeit the holding fee.
2. The first month's rent is payable in advance prior to the commencement of the tenancy.
3. A bond / security deposit equivalent of up to five weeks rent will also be required prior to the commencement of the tenancy. Whitaker Cadre are members of the TDS Custodial Scheme and your bond will be held in this scheme for the duration of your tenancy.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements