



PAD-2-LET Property Management

- Full Residential Management Service
- Residential Letting Service

1 Pasture Drive
Foulridge
Colne
Lancs
BB8 7NX

10 New Road, Earby

£425.00 Per Month

- Two bedroom end terrace house
- Master bedroom with en-suite shower room
- Recently renovated
- Attached garage & off road parking



Tel / Fax : **01282 864315** Mobile: **07851 867340**

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E-Mail : info@pad-2-let.co.uk

Proprietor: Pauline Ann Davies





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Overview

Attractive newly renovated Two bedroom end stone built terrace with attached Garage and small rear yard. Attractive Lounge with new insert Gas 'Stove' fire, Dining Kitchen with new fitted units, electric oven and gas hob, plumbing for washer, Two large double bedrooms one with newly fitted En-suite shower room.

Accommodation

Ground floor

Entrance Hall

uPVC door with stain-glass provides access to the entrance hall. Three natural wood doors access the bathroom, kitchen and living room. Staircase provides access to the first floor. Double radiator.

Breakfast Kitchen (4.27 max x 3.5m)

This recently fitted kitchen comprises of "Maple" style fitted units, black / blue laminated work surfaces, stainless steel sink, integral extraction hood, laminated flooring, white uPVC window with fitted aluminium blind, white uPVC door provides access to the rear yard, attached garage and off road parking. Combination boiler housed within fitted cupboard, radiator with thermostatic control, useful under-stairs storage cupboard, smoke detector.

Living room (4.28m x 2.97m)

Gas stove, telephone socket, satellite socket, fitted carpet, two white uPVC windows.

Bathroom (2.92m x 1.93m)

White three piece suite, chrome fixings, partially tiled walls, tiled floor, uPVC window, radiator with thermostatic control.

First floor

Landing

Fitted carpet, access to bedroom 1 and 2, smoke detector, loft access hatch.

Bedroom 1 (4.28m x 3.5m)

Double bedroom, uPVC double glazed window, double radiator, television and satellite points, access to en-suite shower room.

En-suite shower room

White sink and WC, shower cubical with chrome mixer, laminate flooring, extractor fan.

Bedroom 2 (4.67m x 2.97m)

Double bedroom, two uPVC double glazed windows, useful storage cupboard / wardrobe, satellite point.

External

Attached garage, off road parking for one vehicle, rear yard.

Services

Electric, Water, Gas, Television socket, Telephone socket.

Deposit Required

Bond – Equivalent to one month rent
Rent – One month in advance

Restrictions

No smokers, No pets

Council tax

Band TBC

Viewing

By appointment through our office

Applicants who wish to view any of the properties or require any further information should do so by contacting us by telephone, fax or e-mail.

Appointments arranged at mutually convenient times 7 days a week.

Please note that all tenancies require:-

- Rent to be paid one calendar month in advance
- A bond equivalent to one months rent is required.
- Applicants must be a minimum of 21 years of age
- References from employers, bank, previous landlord (if applicable) and personal references may be required



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Photographs



Bathroom



Staircase



En-suite



Master Bedroom



Kitchen



Bathroom



Living Room



External side view



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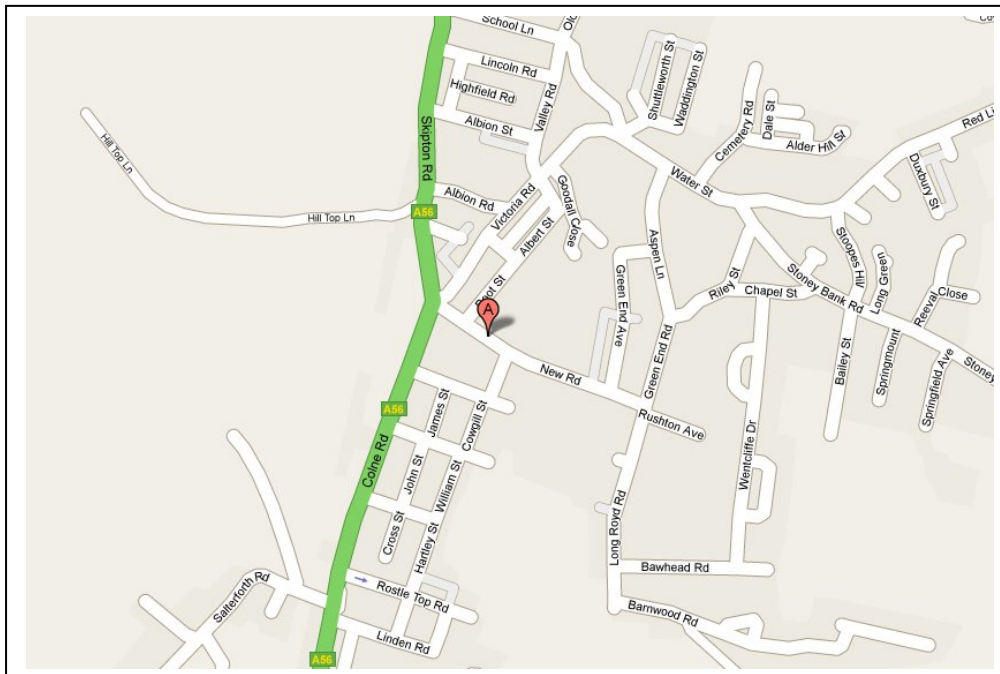
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Location Maps

Town location map



Street location map



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