



## PAD-2-LET Property Management

- Full Residential Management Service
- Residential Letting Service

1 Pasture Drive  
Foulridge  
Colne  
Lancs  
BB8 7NX

# 10 Pasture Drive Foulridge, Colne

£695 Per Month

- Modern 3 bedroom linked detached house
- Desirable village location
- Garage with off road parking
- Generous sized corner plot
- Fantastic established gardens



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

Web Site : [www.pad-2-let.co.uk](http://www.pad-2-let.co.uk)      E-Mail : [info@pad-2-let.co.uk](mailto:info@pad-2-let.co.uk)

Proprietor: Pauline Ann Davies





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## Overview

Modern 3 bedroom garage linked detached house, generous sized corner plot. Reception hall, downstairs cloakroom, lounge, dining room & fitted breakfast kitchen. 3 good sized bedrooms, 3 piece bathroom with shower. Driveway and tandem garage with utility area, fantastic established gardens front, side and rear with patio area, gas central heating, double glazing, partially boarded loft with ladder, security alarmed., good access to the village amenities, facilities, public transport and motorway networks.

## Accommodation

### Ground Floor

Breakfast Kitchen (11'0" x 10'3")

Living room (18'0" x 15'2")

Dining room (10'0" x 8'9")

### First Floor

Landing

Master Bedroom (14'3" x 10'0")

Bedroom 2 (11'9" x 8'6")

Bedroom 3 (11'9" x 7'0")

House Bathroom

3 piece bathroom with shower

Garage / utility room (26'0" x 8'10")

## External

Established gardens front, side and rear with patio area, off road parking, garage.

## Further information

Central heating, double glazing, fitted carpets.

## Services

Gas, electric, mains water

## Deposit Required

Bond – Equivalent to one month rent

Rent – One month in advance

## Restrictions

No smokers, No pets, No DSS.

## Council tax

Band TBC

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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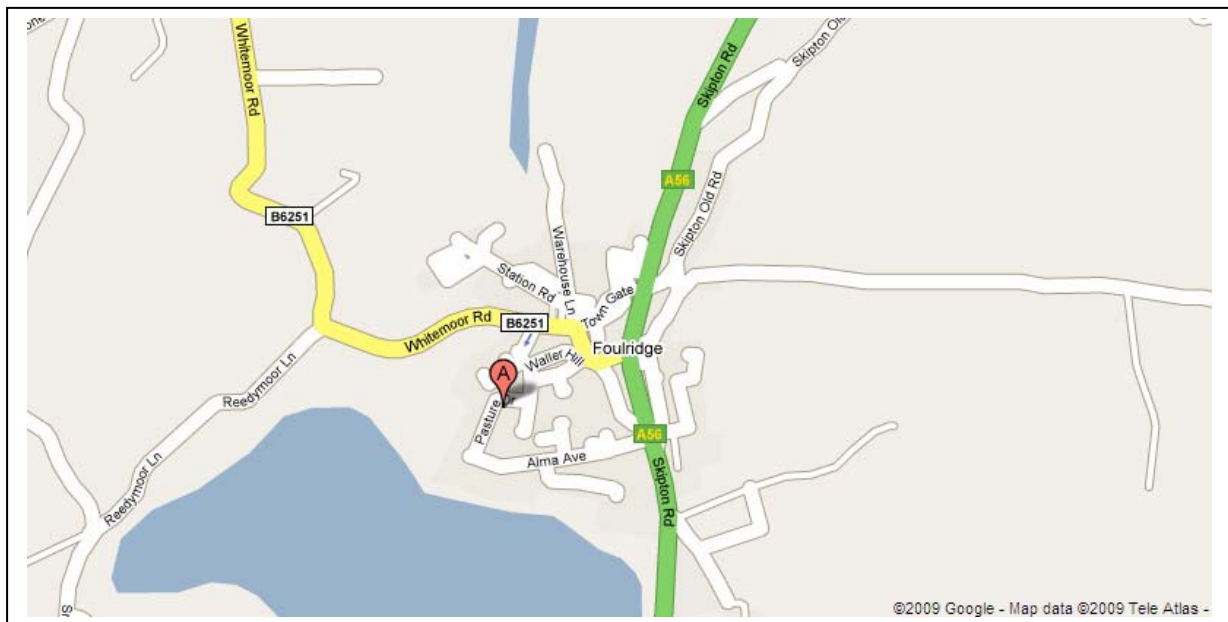
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## Location Maps

### Town location map



### Street location map



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