



## PAD-2-LET Property Management

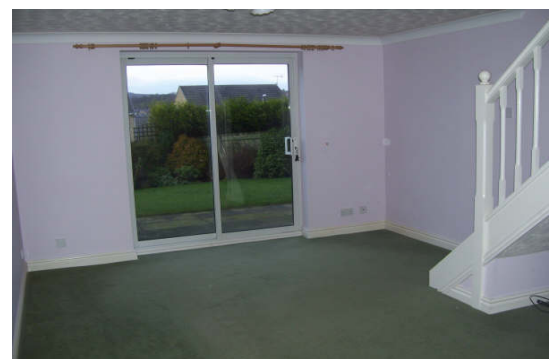
- Full Residential Management Service
- Residential Letting Service

1 Pasture Drive  
Foulridge  
Colne  
Lancs  
BB8 7NX

# 12 Beacon Close Colne

£475 Per Month

- Well presented two bedroom house
- Master bedroom with fitted wardrobes
- Front and rear gardens
- Fitted kitchen
- Drive for three cars
- Good access to local amenities and motorway network



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

UKALA



# PAD-2-LET Property Management

- Full Residential Management Service
- Residential Letting Service

1 Pasture Drive  
Foulridge  
Colne  
Lancs  
BB8 7NX

## Overview

Well presented two bedroom house, two bedrooms, master bedroom with fitted wardrobes, living room with patio doors accessing the rear patio and garden area, house bathroom, fitted kitchen with integrated gas hob and electric fan oven, location and plumbing for washer and dishwasher, central heating, gardens to the front and rear of property, driveway for three cars, fitted carpets throughout, uPVC double glazing, good access to local amenities, facilities, public transport and motorway networks.

## Accommodation

### Ground Floor

#### Entrance Hall

Access via front door with security bolts, spy glass and chain, smoke detector, single radiator, internal timber door provides access to living room.

#### Living room (4.72m x 3.60m (15'5" x 11'9"))

Fitted carpet, double radiator, uPVC double glazed patio doors which access the rear patio and garden area, television point, telephone point, open staircase with balustrade provides access to first floor landing.

#### Kitchen (2.57m x 2.39m (8'5" x 7'10"))

Fitted kitchen includes fully fitted range of base and wall cupboard units with sink unit, tiled splash-backs, fitted stain resistant carpet, Integrated Philips Whirlpool electric fan oven, Philips Whirlpool gas hob and Philips Whirlpool extractor hood, kick plate heater, location and plumbing for washing machine and dishwasher, uPVC double glazed window, central heating boiler, cold water tap under kitchen sink for hosepipe etc.

### First Floor

#### Landing

Fitted carpet, smoke detector, internal timber doors provide access to bedroom 1,2 and house bathroom.

#### Master Bedroom (3.62m x 2.95m)

Master double bedroom, double radiator with thermostatic control, fitted wardrobes, uPVC double glazed window, fitted carpet, television point, telephone point.

#### Bedroom 2 (3.67m x 1.72m)

uPVC double glazed window, double radiator with thermostatic control, fitted carpet, telephone point, television point, access to loft.

#### House Bathroom

White three piece suite, part tiled walls, panelled bath with shower over and shower screen, low suite wc, wash basin, shaver socket, fitted carpet, uPVC frosted double glazed window, extractor fan, cupboard housing central heating cylinder with shelving, single radiator with thermostatic control.

### External

Lawn and gardens to the front and rear of the property, garden shed, drive for three cars.

### Further information

Unfurnished, Central heating, Smoke detectors, uPVC double glazing.

### Services

- Gas
- Electric
- Water
- Television point
- Telephone point

### Deposit Required

Bond – Equivalent to one month rent

Rent – One month in advance

### Restrictions

No smokers, No pets

### Council tax

Band B

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



# PAD-2-LET Property Management

- Full Residential Management Service
- Residential Letting Service

1 Pasture Drive  
Foulridge  
Colne  
Lancs  
BB8 7NX





# PAD-2-LET Property Management

- Full Residential Management Service
- Residential Letting Service

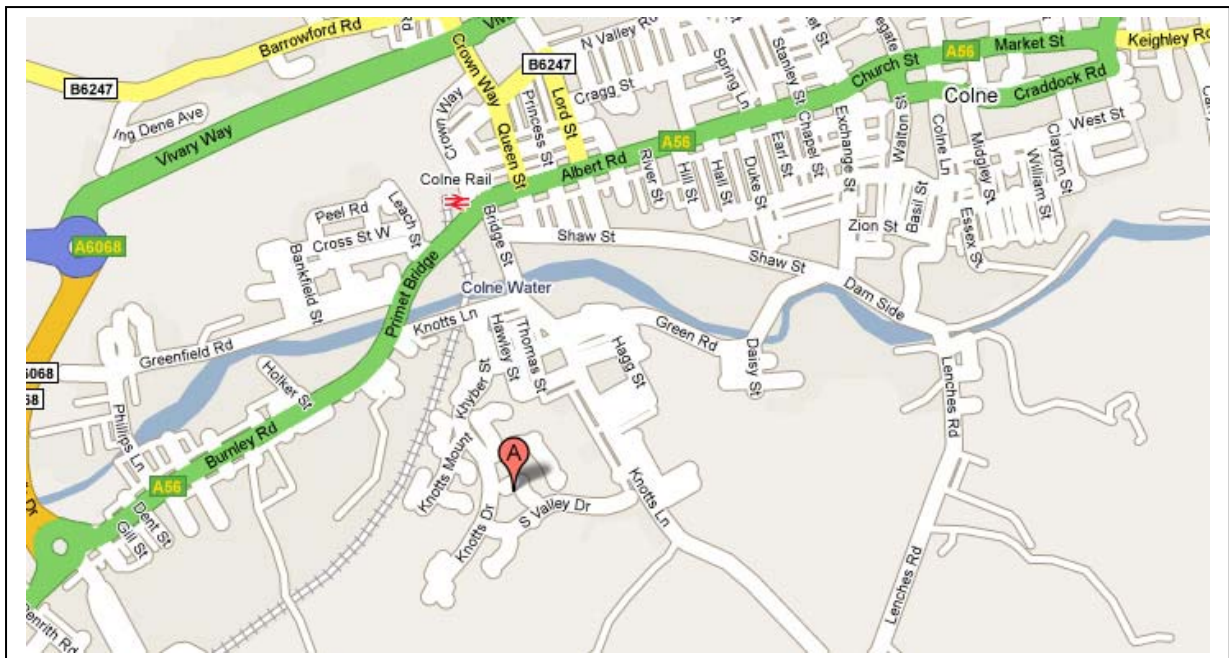
1 Pasture Drive  
Foulridge  
Colne  
Lancs  
BB8 7NX

## Location Maps

### Town location map



### Street location map



**Disclaimer** – Whilst we endeavour to ensure that our property brochures are accurate and reliable based upon the information supplied, these particulars are published as a guide to the property and accuracy cannot be guaranteed. Neither the particulars nor any statement made by or on behalf of PAD-2-LET Limited is intended to form part of a contract, rental agreement or warranty. Any intending purchasers or tenant must satisfy themselves by inspection or otherwise as to the accuracy of each of the statements contained within these particulars.



PAD-2-LET Limited is a member of the "UK association of letting agents"

PAD-2-LET Limited Registered Company Number 06526327

26th November 2008