



## PAD-2-LET Property Management

- Full Residential Management Service
- Residential Letting Service

1 Pasture Drive  
Foulridge  
Colne  
Lancs  
BB8 7NX

# 13 Rushton Ave, Earby

£475.00 Per Month

- ✓ Mid-Terrace three bedroom house
- ✓ Two Reception rooms
- ✓ Recently renovated to a high standard
- ✓ Rear garden
- ✓ Garage



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## Overview

Three bedroom mid-terrace house, gardens to the front and rear, garage. Recently renovated to a high standard. The property comprises of living room, dining room, open plan fully fitted kitchen, house bathroom, three bedrooms, central heating, double glazed, fitted carpets.

## Accommodation

### Ground floor

#### Entrance

Entrance to the property is via a hardwood door, which leads into the living room.

#### Living room (4.71m x 4.32m)

Wall mounted remote control electric fire, radiator with thermostatic control, uPVC framed double glazed bay window, fitted carpet, halogen lighting.

#### Dining room (3.84m x 4.14m)

Wall mounted electric fire, radiator with thermostatic control, uPVC framed double glazed window, useful under stairs cupboard, fitted carpet, halogen lighting, TV & telephone points, open access to the kitchen.

#### Kitchen (1.96m x 3.00m)

New fitted kitchen comprising of base, wall and drawer units, integrated stainless steel electric oven/grill, and a gas hob with an extractor fan over. Plumbing for an automatic washing machine, space for a fridge/ freezer, uPVC framed double glazed window and a hardwood external door, halogen lighting,

### First floor

#### Landing (1.64m x 2.66m)

Landing area with a spindled balustrade, smoke detector, fitted carpet, access to bedrooms 1 & 2, bathroom and stairs to second floor.

#### Master Bedroom (3.97m x 3.84m)

Double bedroom situated to the front of the property having built-in wardrobes to one alcove, radiator with thermostatic control, two uPVC framed double glazed windows enjoying the pleasant views.

#### Bedroom 2 (2.93m x 2.34m)

Situated to the rear of the property having a radiator with thermostatic control, uPVC framed double glazed window.

#### Bathroom (1.89m x 2.5m)

Partially tiled and housing a new four piece suite in 'white' comprising of a panelled bath, step-in tiled shower cubicle with an electric shower, pedestal wash hand basin and a low suite w.c. Chrome towel rail/radiator and a uPVC framed double glazed window, fitted carpet, boiler.

### Second floor

#### Bedroom 3 (3.79m x 5.27m)

With a spindled balustrade and providing spacious bedroom accommodation, smoke detector, Velux window, radiator with thermostatic control, halogen lighting.

### External

Garden forecourt and a flagged rear yard with outbuildings. Lawned rear garden (rented from Borough of Pendle at £25 per year). Detached garage.

### Further information

uPVC double glazed windows, Smoke detectors, fitted carpets, Unfurnished

### 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 A

### 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



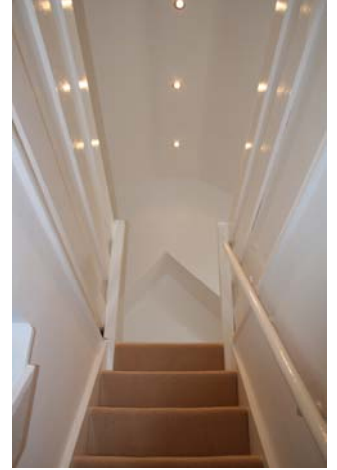
Living room



Dining room



Bathroom



Stairs to 2<sup>nd</sup> floor



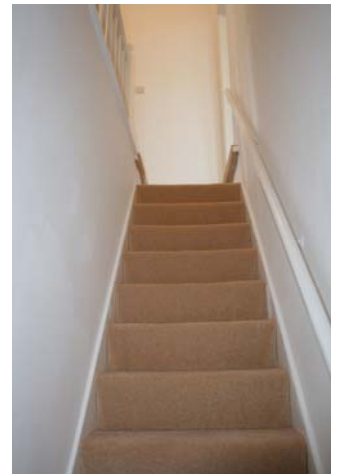
Bathroom



Kitchen



Rear of property



Stairs to 1<sup>st</sup> floor



Master Bedroom



Living room



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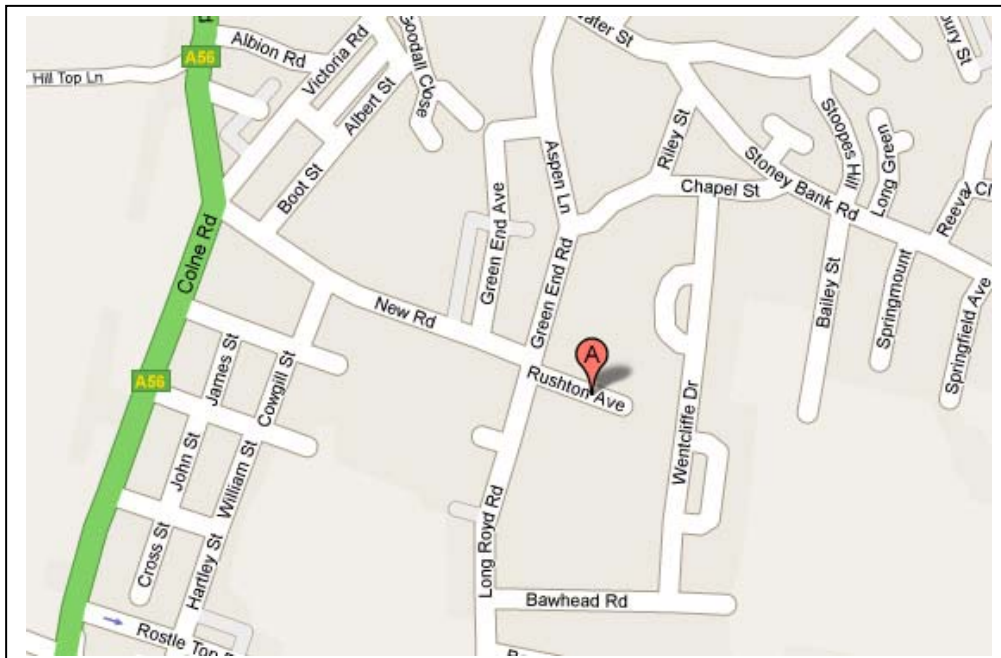
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## Location Maps

### Town location map



### Street location map



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