



PAD-2-LET Limited

Property Management

- Full Residential Management Services
- Residential Letting Services

Pad-2-Let Limited
16 Church Street
Barnoldswick
Lancashire
BB18 5UT

Telephone : (01282) 851000

Mobile : 07851 867340

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

15 Albion Rd, Earby

£475.00 Per Month

- ✓ Three bedroom garden mid-terrace house
- ✓ Low maintenance garden
- ✓ Three bedrooms (inc. Attic room)
- ✓ Fitted kitchen
- ✓ Gas central heating
- ✓ Double glazing



Pad-2-let Limited are a successful family owned letting agent providing specialist management services in quality residential letting's throughout North East Lancashire and West Yorkshire. Our continuing aim is our commitment to provide a professional friendly residential letting and property management service fully focused on the priorities and needs of landlords & tenants





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Overview

Garden fronted three bedroom mid-terrace house. Property consists of large open plan lounge / dining room, fitted kitchen, three double bedrooms (inc. attic), house bathroom, gas central heating, double glazing, garden frontage, enclosed rear yard to rear, uPVC front porch, short walk to local town amenities and transport facilities.

Accommodation

Ground Floor

Entrance porch

uPVC double glazed entrance porch, a second uPVC door accesses the living room.

Living room / dining room

Large open plan living room / dining room

Living room (4.31m x 4.17m)

uPVC door accesses the living room, uPVC double glazed bay window, fitted carpet, gas fire, television point, staircase to first floor, open plan access to dining room.

Dining room (3.24m x 4.80m)

Fitted carpet, gas fire, uPVC double glazed window, television point, access to kitchen.

Kitchen (8.70m x 2.03m)

Fitted kitchen comprising of "light oak" effect fronted base, wall and drawer units, stainless steel sink, tiled splash areas, laminate work surfaces, integrated oven and gas hob, location and plumbing for automatic washer, double radiator with thermostatic control, uPVC door provides access to the enclosed rear yard, two uPVC double glazed windows, laminate floor, useful under-stairs storage cupboard.

First Floor

Landing

Fitted carpet, access to bedrooms 1,2, house bathroom and staircase to second floor.

House Bathroom (2.50m x 2.05m)

Three piece suite in white comprising of a panelled bath / electric over-shower, low suite w.c, single radiator with thermostatic control, laminate floor, partial tiled walls, uPVC double glazed window with opaque glass, storage cupboard.

Bedroom 1 (3.90m x 4.28m)

Located to the front of the property, uPVC double glazed window, fitted carpet.

Bedroom 2 (2.55 x 4.73)

Located to the rear of the property, uPVC double glazed window, single radiator with thermostatic control, fitted carpet.

Second Floor

Bedroom 3 (4.58m x 3.92m)

Laminate wood floor, "dorma" style uPVC double glazed window, smoke detector, built in storage cupboard.

External

Small low maintenance garden to the front, enclosed flagged rear yard.

Further information

Double glazed windows, Unfurnished

Services

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

Deposit Required

Bond – £575

Rent – One month in advance

Restrictions

No smokers, No Housing benefits

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 £575 bond
- 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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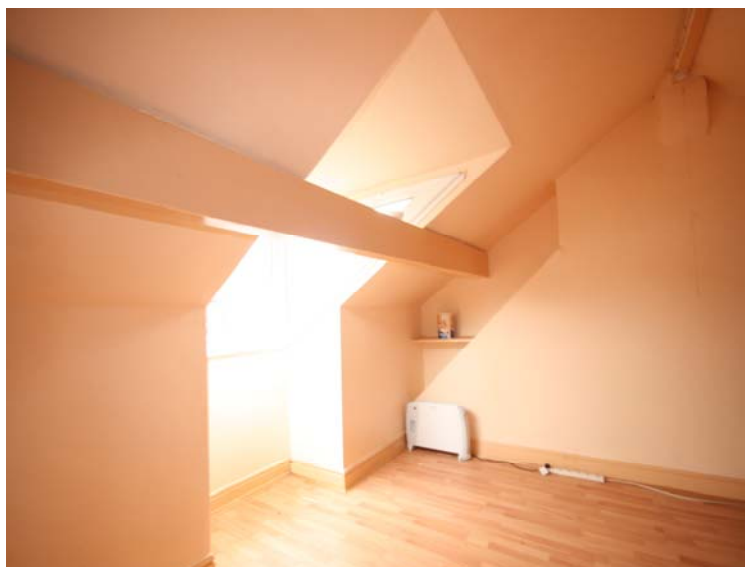
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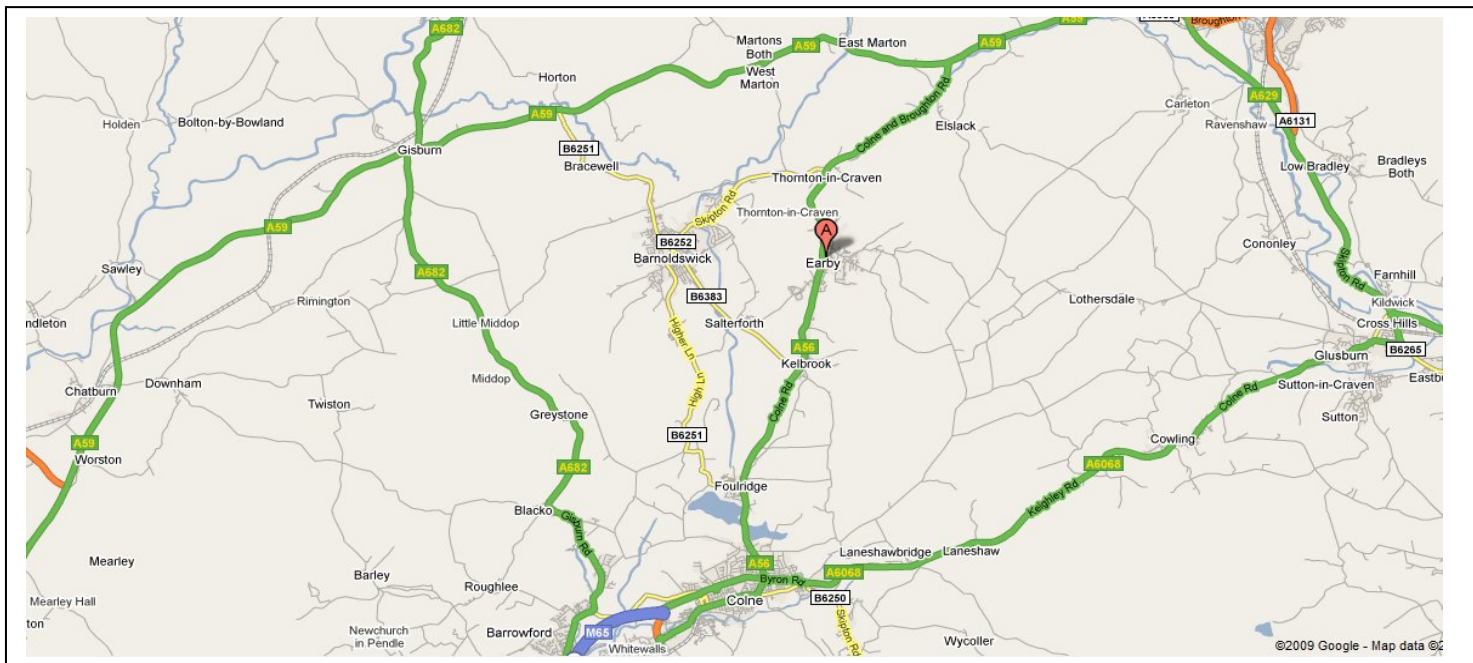
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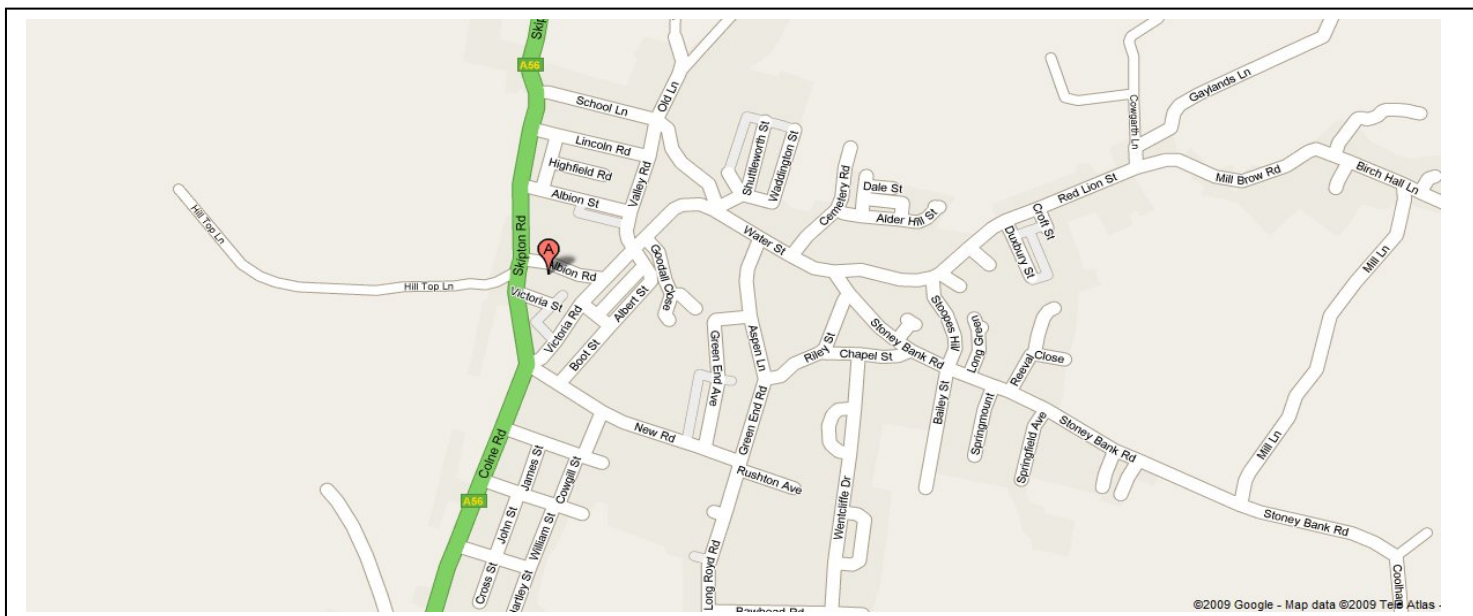
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Location Maps

Town location map



Street location map



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