



PAD-2-LET Property Management

- Full Residential Management Service
- Residential Letting Service

1 Pasture Drive
Foulridge
Colne
Lancs
BB8 7NX

1 Carr Road, Barnoldswick

£495.00 Per Month

- Stone built Three bedroom townhouse
- Three bedrooms, one with en-suite
- Rear garden area
- Off road parking
- Location with easy access to local amenities



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Proprietor: Pauline Ann Davies





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Overview

Three bedroom modern townhouse, recently constructed from natural and re-constituted stone and natural slate. This property comprises of entrance hall, cloak room, living room, fully fitted kitchen, house bathroom, three bedrooms (master with en-suite shower room), central heating, double glazed, fitted carpets / laminate wood flooring, rear garden, off road parking for one vehicle, located close to town centre which provides easy access to the local shops and amenities.

Accommodation

Ground floor

Entrance hall (2.35m x 2.72m)

Entrance to the property is via a uPVC double glazed door which leads into the entrance hall. Security alarm, chrome switches & sockets, fitted carpet, smoke detector, single radiator with thermostatic control, access to cloak room, kitchen, living room, staircase to the first floor.

Cloak room

Laminate wood flooring, white w.c and sink, uPVC window, radiator with thermostatic control.

Living room (4.57m x 4.93m)

Good size living room, fitted carpet, double radiator with thermostatic control, chrome switches & sockets, BT and TV sockets, useful under stairs cupboard, uPVC double glazed window, uPVC double glazed patio doors which lead into the rear garden.

Kitchen (2.42m x 3.95m)

Fully fitted kitchen, laminate wood flooring, integral dishwasher; fridge; freezer, stainless steel integral oven and gas hob, chrome switches & sockets, recessed halogen lighting, uPVC double glazed window, location and plumbing for automatic dishwasher, radiator.

First floor

Landing

Access to bedrooms all three bedrooms, loft hatch, smoke detector, fitted carpet.

Master Bedroom (3.69m x 3.71m)

Double bedroom situated to the front of the property, fitted carpet, uPVC double glazed window, BT & Television sockets, radiator with thermostatic control, access to en-suite shower room.

En-suite shower room

White w.c and sink, corner shower cubicle with electric shower unit, single radiator with thermostatic control, uPVC window.

Bedroom 2 (2.71m x 2.22m)

Single bedroom situated to the rear of the property having a radiator with thermostatic control, fitted carpet, uPVC window.

Bedroom 3 (2.59m x 2.60m)

Single bedroom situated to the rear of the property having a radiator with thermostatic control, fitted carpet, uPVC French doors.

Bathroom (2.62m x 2.00m)

Partially tiled, three piece suite in 'white' comprising of a panelled bath with over shower unit, pedestal wash hand basin and a low suite w.c. Chrome fixtures, uPVC double glazed window, chrome towel rail.

External

Enclosed flagged area to the front. Rear garden with lawn. Off road parking for one vehicle.

Further information

uPVC glazed windows, Smoke detectors, fitted carpets, integrated security system, 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

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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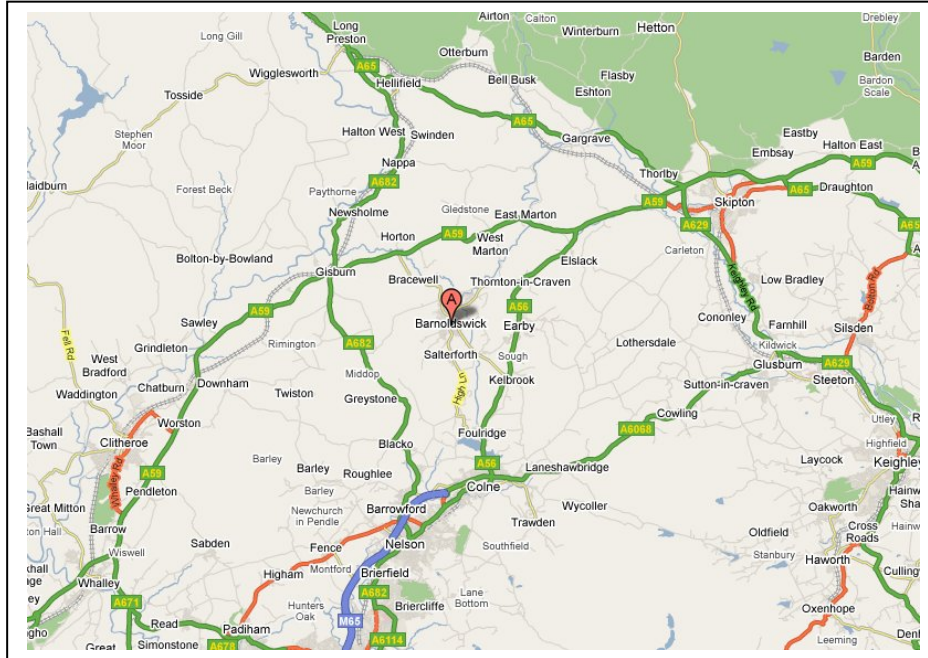
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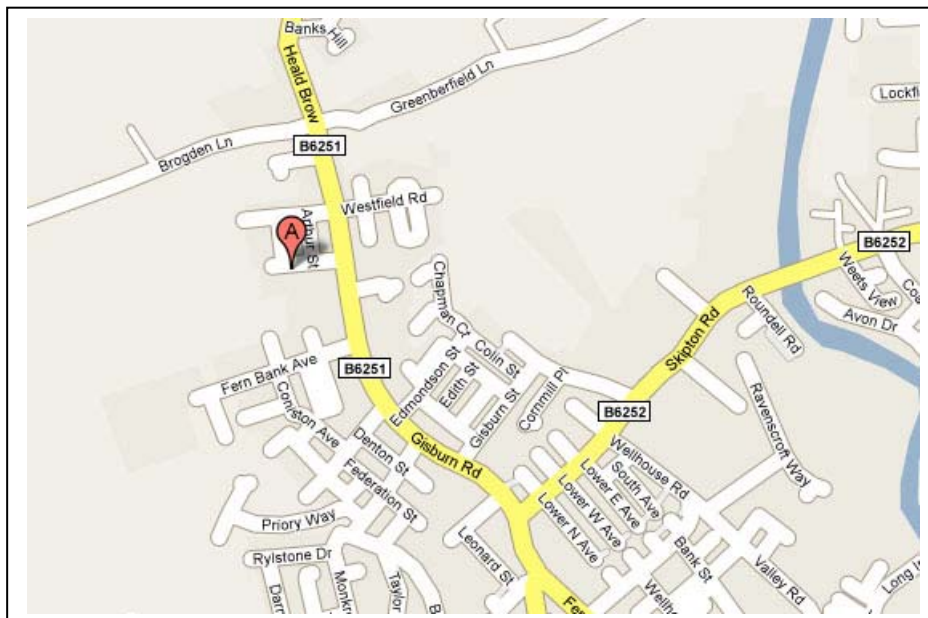
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Location Maps

Town location map



Street location map



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