



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

1 Lower East Ave Barnoldswick

£375.00 Per Month

- ✓ Two Bedroom end-terrace house
- ✓ Attic Room
- ✓ Recently new fitted carpets
- ✓ Useful outbuilding
- ✓ Double glazing & gas central heating



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

Two bedroom stone built end-terrace house, this property comprises of entrance vestibule, living room, fitted kitchen, one double bedroom, one single bedroom, house bathroom, attic room, fitted carpets, enclosed rear yard, central heating double glazing, useful outbuilding store accessed via the kitchen with lighting and power.

Accommodation

Ground Floor

Vestibule

An external partial glazed uPVC door provides access from the front of the property into the entrance vestibule.

Living Room (4.35m x 3.95m)

Fitted carpet, uPVC framed double glazed window, electric fire set within a store fire surround, double radiator with thermostatic control, television socket, telephone socket.

Kitchen (2.97m x 2.40m)

Extensive range of "dark oak" coloured fitted units comprising base and wall units together with working surfaces having complementary tiled walls, white oven and gas hob, stainless steel sink, uPVC framed double glazed window, partial glazed timber door provides access to the outbuilding, tile flooring.

Outbuilding (3.51m x 2.03m)

Useful storage / utility room which is accessed via the kitchen, lighting and power, external door accesses the enclosed rear yard.

First Floor

Landing

Fitted carpet, single radiator with thermostatic control, access to bedroom 1,2, house bathroom and staircase to the second floor.

Bedroom 1 (3.93m x 3.30m)

Double bedroom located to the front of the property, fitted carpet, uPVC framed double glazed window.

Bedroom 2 (2.17m x 1.71m)

Single bedroom located to the gable end of the property, fitted carpet, single radiator with thermostatic control, uPVC framed double glazed window.

Bathroom (2.19m x 1.67m)

Modern white three piece suite, comprising panelled bath having shower over with chrome thermostatic control over and glazed screen, pedestal wash basin and low level w.c., uPVC framed double glazed window, vinyl flooring.

Second Floor

Attic Room (3.48m x 3.46)

Velux window, single radiator with thermostatic control, fitted carpet.

External

Rear enclosed yard

Further information

Unfurnished

Services

Electric, Water, Gas, Television socket, Telephone

Deposit Required

Bond – £495

Rent – One month in advance

Restrictions

No Smokers, No DSS / Housing Benefits, No Pets

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 £495 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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[Location Maps](#)

[Town location map](#)



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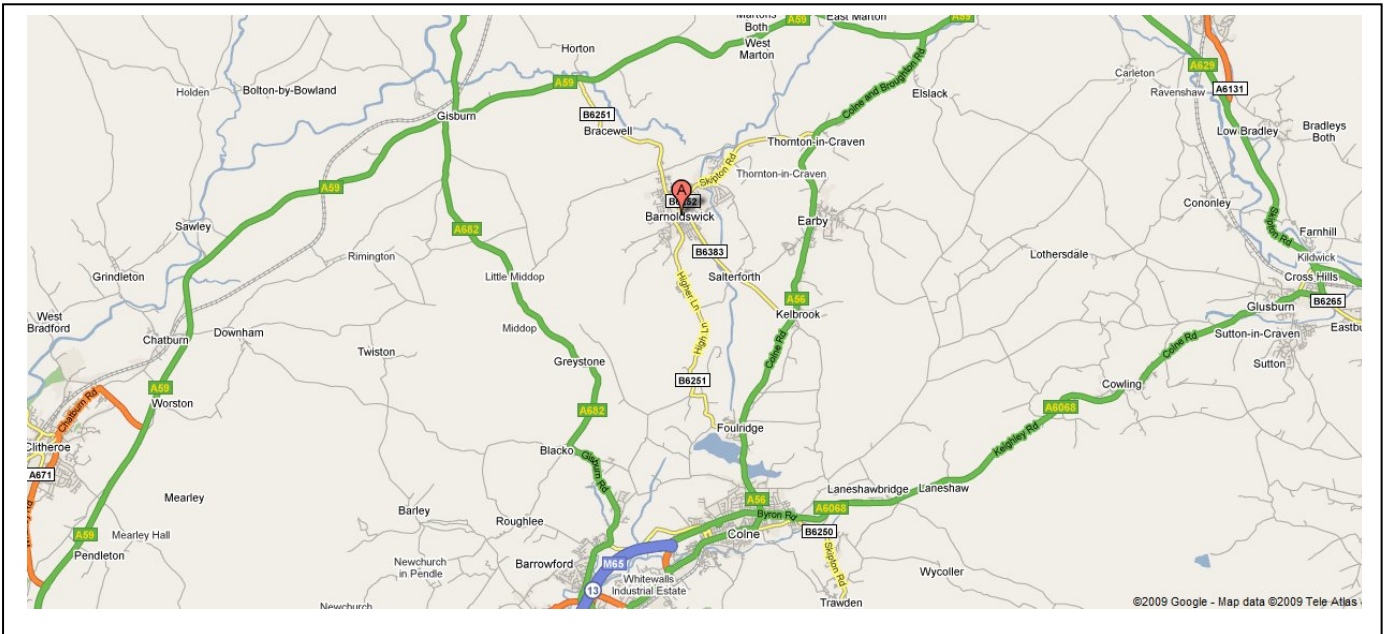
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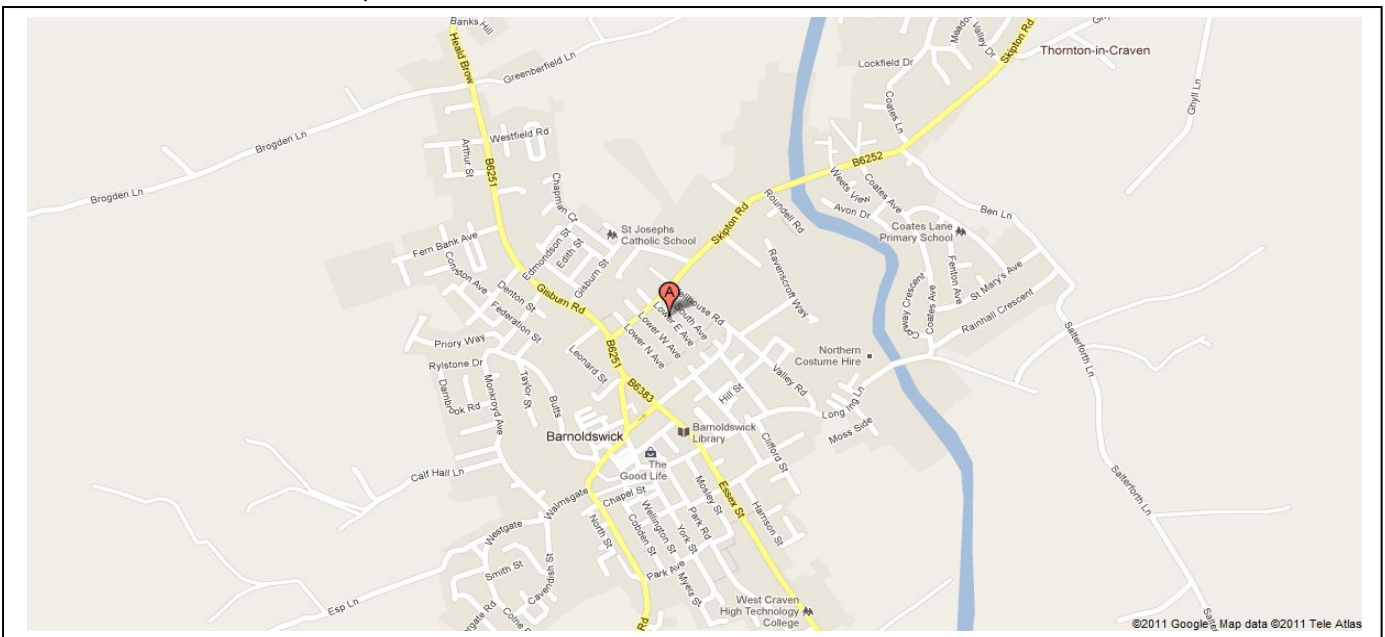
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Street location map



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PAD-2-LET Limited is a member of the **“UK association of letting agents”**

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