



PAD-2-LET Property Management

- Full Residential Management Service
- Residential Letting Service

1 Pasture Drive
Foulridge
Colne
Lancs
BB8 7NX

23 Beech Street Padiham £425 Per Month

- Two bedroom terrace house
- Master double bedroom
- Two reception rooms
- Fully fitted kitchen
- Recently refurbished



Tel / Fax : **01282 864315** Mobile: **07851 867340**

Web Site : www.pad-2-let.co.uk

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

Proprietor: Pauline Ann Davies





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Overview

Well presented two bedroom terrace house, recently refurbished, master double bedroom, two reception rooms, fully fitted kitchen, house bathroom, gas central heating, double glazing, new fitted carpets, good access to the town amenities, facilities, public transport and motorway networks.

Accommodation

Ground Floor

Living Room (3.95m x 3.96m)

uPVC external door access the first reception room. Gas fire "coal effect" fire with timber surround, uPVC double glazed window, fitted carpet, radiator with thermostatic valve, television socket, chrome wall lights, access to staircase and the second reception room.

Dinning Room (3.94m x 3.35m)

Brown uPVC double glazed window, fitted carpet, useful under-stairs cupboard, fitted cupboard housing central heating boiler, access to kitchen

Kitchen (1.64m x 3.0m)

Fitted kitchen includes fully fitted range of beech style base and wall cupboard units with stainless steel sink unit, tiled splash-backs, integral stainless steel hob and oven, extraction hood, location and plumbing for automatic washing machine, laminate flooring, brown uPVC double glazed window, access to rear yard via brown uPVC window, radiator with thermostatic control, halogen lighting.

First Floor

Landing

Fitted carpet, smoke detector, loft hatch, access to bedrooms 1,2 and house bathroom.

Bedroom 1 (3.96m x 3.95m)

Located to the front of the property, fitted carpet, uPVC double glazed window, radiator with thermostatic valve, built in wardrobe, television point.

Bedroom 2 (3.38m x 2.20m)

Located to the rear of the property, brown uPVC double glazed window, fitted carpet, radiator with thermostatic control, built in wardrobe.

House Bathroom (1.50m x 2.31m)

White three piece suite, part tiled walls, panelled bath with shower over, low suite wc, wash basin, heated chrome towel rail, laminate flooring, brown uPVC double glazed window.

External

Rear yard with small stone out-building

Further information

Central heating, double glazing, fitted carpets.

Services

Gas, electric, mains water, television point, telephone point.

Deposit Required

Bond – Equivalent to one month rent

Rent – One month in advance

Restrictions

No smokers, No pets, No DSS.

Council tax

Band TBC

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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