



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

2 Stone Edge Road Higherford

£895.00 Per Month

- ✓ Three Bedroom Detached Bungalow
- ✓ Double Garage and Driveway
- ✓ Garden Room with Air-conditioning.
- ✓ Large Gardens with Summer House
- ✓ 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

Detached true bungalow situated in much sought after area of higherford comprising of entrance hall, lounge, fitted kitchen with recently fitted units and appliances, three bedrooms, air conditioned garden room, gas-fired central heating system, upvc sealed unit double glazing, excellent decorative order throughout, drive to double garage, attractive landscaped garden areas to rear, good access to motorway, road network and public transport.

Accommodation

Ground Floor

Open Porch

With arched entrance doors

Hallway

radiator recessed lighting access to boarded loft via loft ladder, security alarm, halogen down-lighting, access to kitchen, house bathroom, bedroom 1,2 and 3.

Lounge (5.51m x 3.74m)

Spacious room having two pvc double glazed windows overlooking rear garden attractive fireplace radiator ornate coved ceiling

Utility

Plumbing for automatic washer and vent for dryer.

Side Entrance

Sealed unit double glazed door adjacent walk-in storage cupboard

Breakfast Kitchen (3.53m x 3.39m)

Extensive range of recently fitted units comprising base and wall units together with working surfaces having complementary tiled walls built-in dishwasher and fridge

Bedroom 1 (4.31m x 3.69m)

Range of built-in wardrobes pvc double glazed window radiator

Bedroom 2 (4.72m x 2.93m)

Pvc double glazed window radiator ornate coved ceiling and rose

Bedroom 3 (3.33m x 2.77m)

Two radiators doorway leading to walk-way, having sealed unit double glazed window and 'marble' floor, leading to garden room.

Bathroom (2.71m x 1.67m)

Modern three piece suite, comprising panelled bath having shower over with glazed screen pedestal wash basin and low level w.c. two pvc double glazed windows radiator shaver point recessed spotlighting, fully tiled walls

Garden Room (4.40m x 3.68m)

Radiator sealed unit double glazed window two wall light points marble floor air conditioning unit

Garden

Mature well established gardens with lawned area patio well tended borders and conifer hedging affording complete privacy summerhouse with electric point and water point to garden

Garage (5.0m x 4.58m)

Electric up-and-over door

Further information

Unfurnished

Services

Electric, Water, Gas, Television socket, Telephone

Deposit Required

Bond – £1095

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 £1095 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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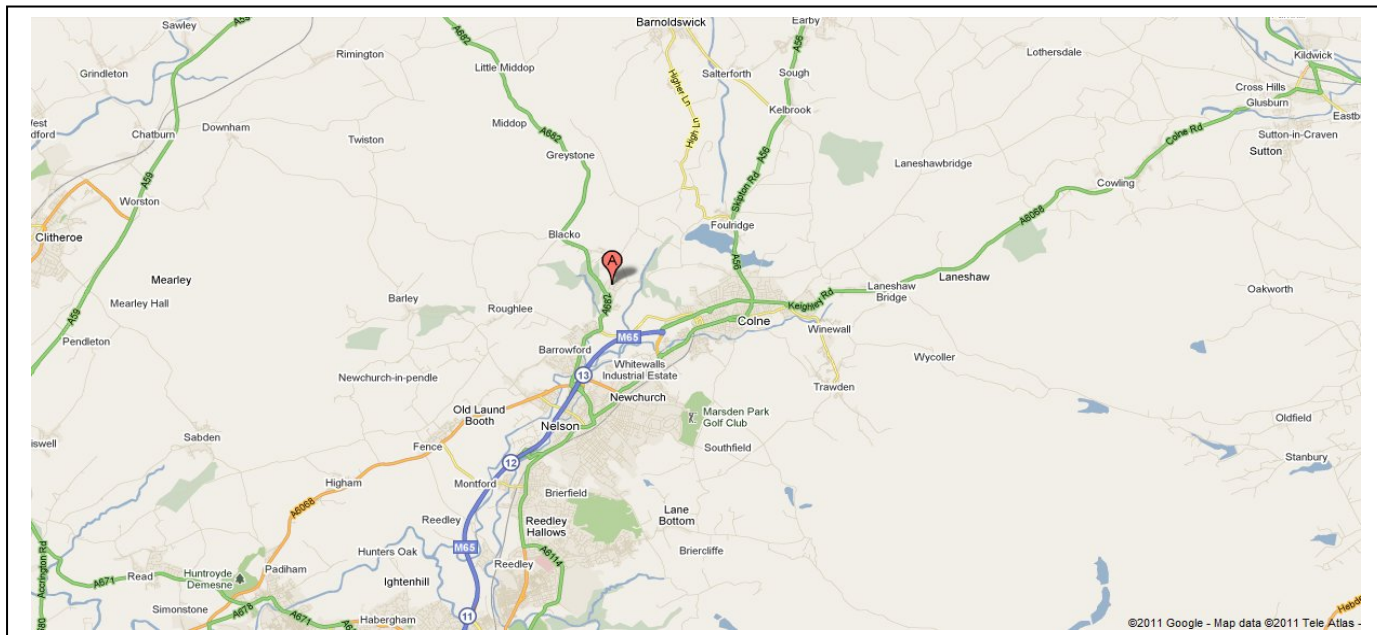
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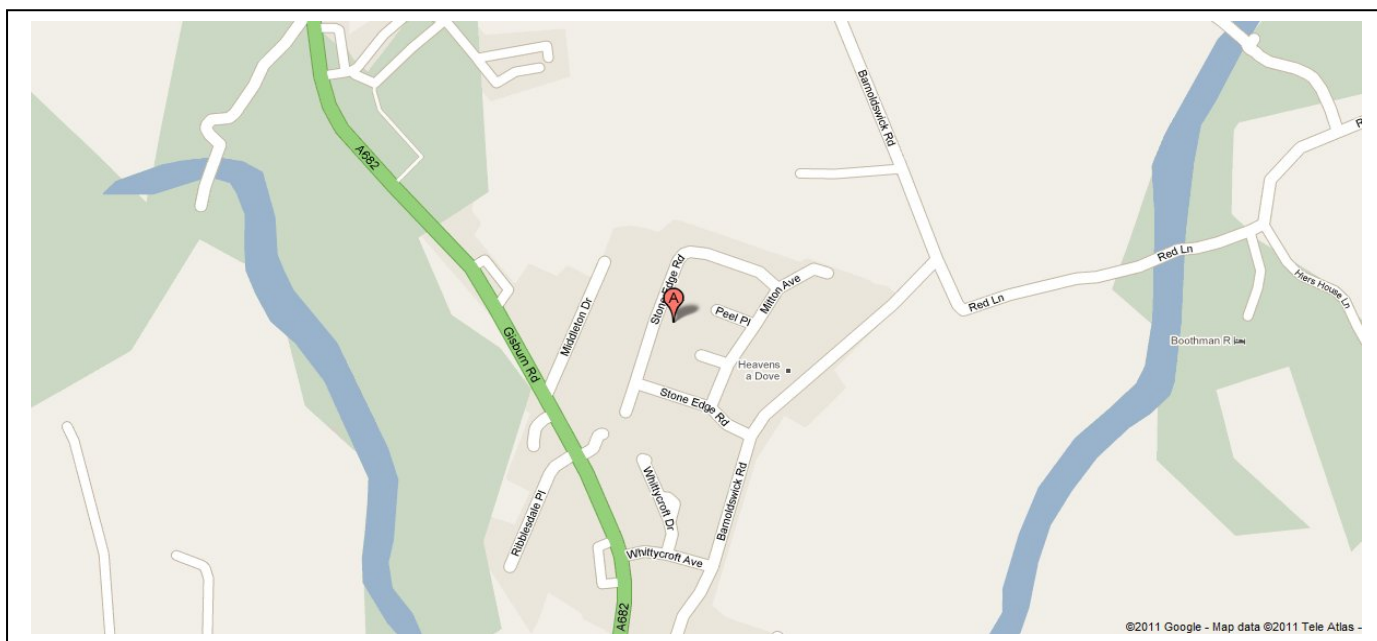
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Location Maps

Town location map



Street location map



Disclaimer – Whilst we endeavour to ensure that our property brochures are accurate and reliable based upon the information supplied, these particulars are published as a guide to the property and accuracy cannot be guaranteed. Neither the particulars nor any statement made by or on behalf of PAD-2-LET Limited is intended to form part of a contract, rental agreement or warranty. Any intending purchasers or tenant must satisfy themselves by inspection or otherwise as to the accuracy of each of the statements contained within these particulars.



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