



PAD-2-LET Property Management

- Full Residential Management Service
- Residential Letting Service

1 Pasture Drive
Foulridge
Colne
Lancs
BB8 7NX

33 Clitheroe Road Brierfield

£525 Per Month

- Three bedroom terrace house
- Two bedrooms with en-suite
- Two Reception rooms
- Located close to local town amenities



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





PAD-2-LET Property Management

- Full Residential Management Service
- Residential Letting Service

1 Pasture Drive
Foulridge
Colne
Lancs
BB8 7NX

Overview

Well presented three bedroom house, bedrooms one and two both with en-suite, master bedroom with fitted wardrobes, two reception rooms, living room, cloak room, fitted kitchen with integrated gas, location and plumbing for automatic washing machine, central heating, rear yard, cellar, fitted carpets / stripped wooden flooring, uPVC double glazing, good access to local amenities, facilities, public transport and motorway networks.

Accommodation

Ground Floor

Entrance Hall

Partial timber framed door access the entrance hall. Stripped original wood flooring, access to reception rooms one, two, stairs to first floor and cellar area, double radiator with thermostatic control, telephone socket, smoke detector.

Reception Room 1 (2.78m x 4.45m)

Stripped original wood flooring, uPVC double glazed bay window, double radiator, wall lighting.

Reception Room 2 (3.86m x 4.23m)

Fitted carpet, marble effect surround houses coal effect gas fire, double radiator, television point, uPVC double glazed window, timber doors access cloak room and kitchen.

Cloak room

Tiled floor and walls, low suite wc, wash basin.

Kitchen (1.79m x 6.02m)

Fitted kitchen which includes fully fitted dark oak coloured range of base and wall cupboard units with sink unit, tiled splash-backs, tiled floor, stainless steel "Indesit" oven, gas hob, three uPVC double glazed windows, one double radiator, one single radiator, timber "Stable door" style door provides access to the rear yard.

First Floor

Landing

Fitted carpet, smoke detector, mirror fronted storage cupboards, access to bedrooms 1,2 and staircase to second floor.

Master Bedroom (3.74m x 3.7m)

Master double bedroom, fitted carpet, uPVC double glazed window, single radiator, access to en-suite shower room.

En-suite

Four piece suite, bath with shower over, low suite wc, wash basin, extractor fan, tiled walls.

Bedroom 2 (3.77m x 3.28m)

Double bedroom, laminate wood flooring, uPVC double glazed window, double radiator, telephone socket, access to en-suite bathroom.

En-suite

Four piece suite, bath with electric shower over, low suite wc, wash basin, extractor fan, tiled walls.

Second Floor

Bedroom 3 (3.06m x 3.44m)

Fitted carpet, velux window, storage cupboards, smoke detector, radiator.

External

Walled garden area to the front and a yard area to the rear of the property.

Further information

- Unfurnished
- Central heating

Services

Gas, electric, water, television point.

Deposit Required

Bond – Equivalent to one month rent

Rent – One month in advance

Restrictions

No smokers, No pets

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



PAD-2-LET Property Management

- Full Residential Management Service
- Residential Letting Service

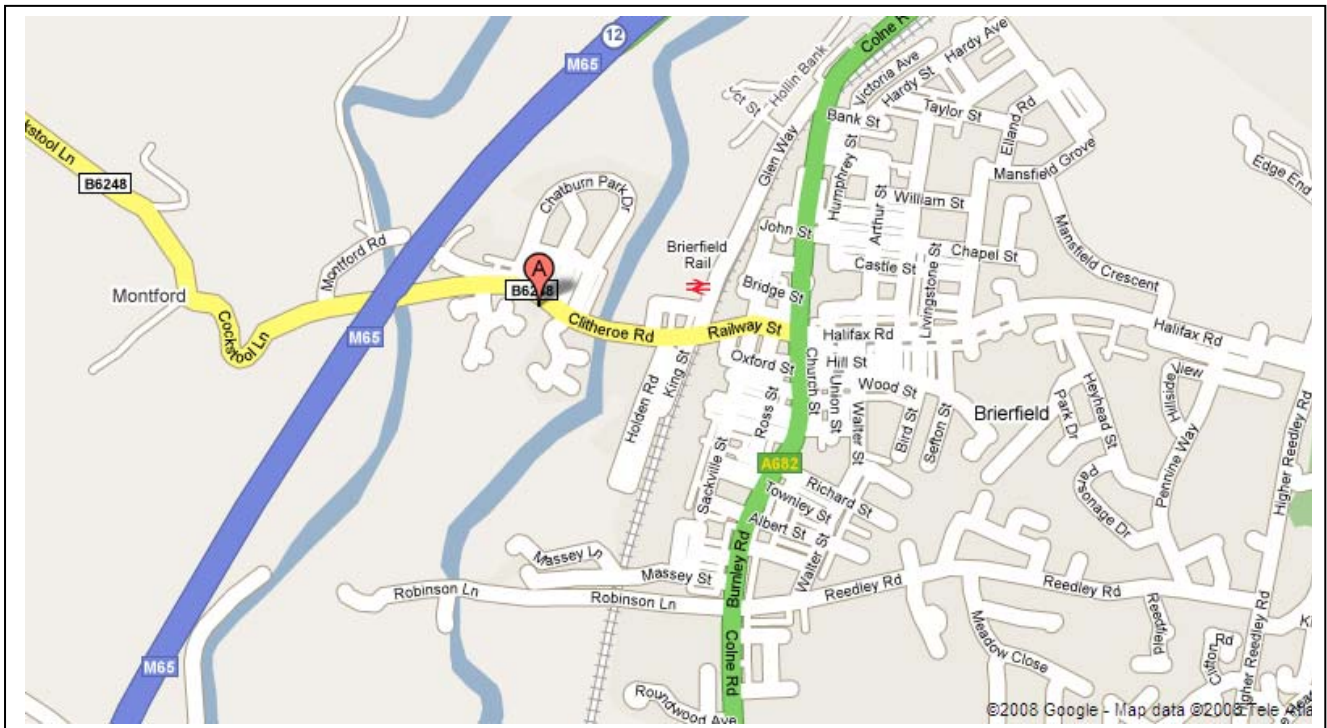
1 Pasture Drive
Foulridge
Colne
Lancs
BB8 7NX

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.



PAD-2-LET Limited is a member of the "UK association of letting agents"