



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

40 Alma Road

Laneshawbridge, Colne

£650.00 Per Month

- ✓ Three Bedroom Townhouse
- ✓ Integrated Garage
- ✓ Utility & Cloak Room
- ✓ Gardens
- ✓ Desirable Village Location
- ✓ 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

UKALA



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Overview

Three bedroom townhouse, comprising of one reception room, fitted kitchen, three bedrooms, garden, integrated garage, pleasantly and conveniently located between Colne and the desirable village location of Laneshawbridge.

Accommodation

Ground Floor

Entrance Hall

Single radiator with thermostatic control, access to central hall.

Central Hall

Fitted carpet, access to utility and cloak room, staircase to first floor, single radiator with thermostatic control.

Utility room

Access to internal garage, units with location and plumbing for washing machine.

Cloak Room

W.c and wash basin

First Floor

Landing

Fitted carpet, uPVC framed double glazed window, telephone point, single panel radiator with thermostatic control, smoke detector, access to living room and stairs to the second floor.

Living Room (7.70m x 3.21m)

Large open plan living room and dining area, uPVC framed double glazed window, fitted carpet, uPVC framed French doors provide access to the rear garden, two radiators with thermostatic control, access to kitchen.

Kitchen (2.47m x 2.34m)

Fully fitted kitchen comprising of matching fronted base, wall and drawer units, laminate work surfaces, integral stainless steel oven and gas hob, stainless steel sink, uPVC double glazed window, double panel radiator with thermostatic control.

Second Floor

Landing

Fitted carpet, loft hatch, smoke detector, access to bedrooms 1,2,3 and house bathroom.

House Bathroom (2.37m x 1.47m)

Three piece suite in white comprising pedestal hand wash basin, low level wc, bath with over shower, uPVC framed double glazed window, single panel radiator with thermostatic control.

Bedroom 1 (4.49m x 3.00m)

Double bedroom to the front elevation, fitted carpet, uPVC framed double glazed window, single panel radiator with thermostatic control, access to en-suite shower room.

En-suite

Three piece suite in white comprising pedestal hand wash basin, low level wc, shower cubicle, vinyl flooring.

Bedroom 2 (3.21m x 2.37m)

Second bedroom to the front elevation, fitted carpet, single panel radiator with thermostatic control, laminate flooring.

Bedroom 3 (3.02m x 2.69m)

Third bedroom to the rear elevation, fitted carpet, single panel radiator with thermostatic control, television point, laminate flooring.

External

Gardens to the front and rear of the property.

Further information

Unfurnished

Services

Electric, Water, Gas, Television socket, Telephone

Deposit Required

Bond – £750

Rent – One month in advance

Restrictions

No Smokers, No DSS / Housing Benefits, Pets may be considered (please enquire)

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 £750 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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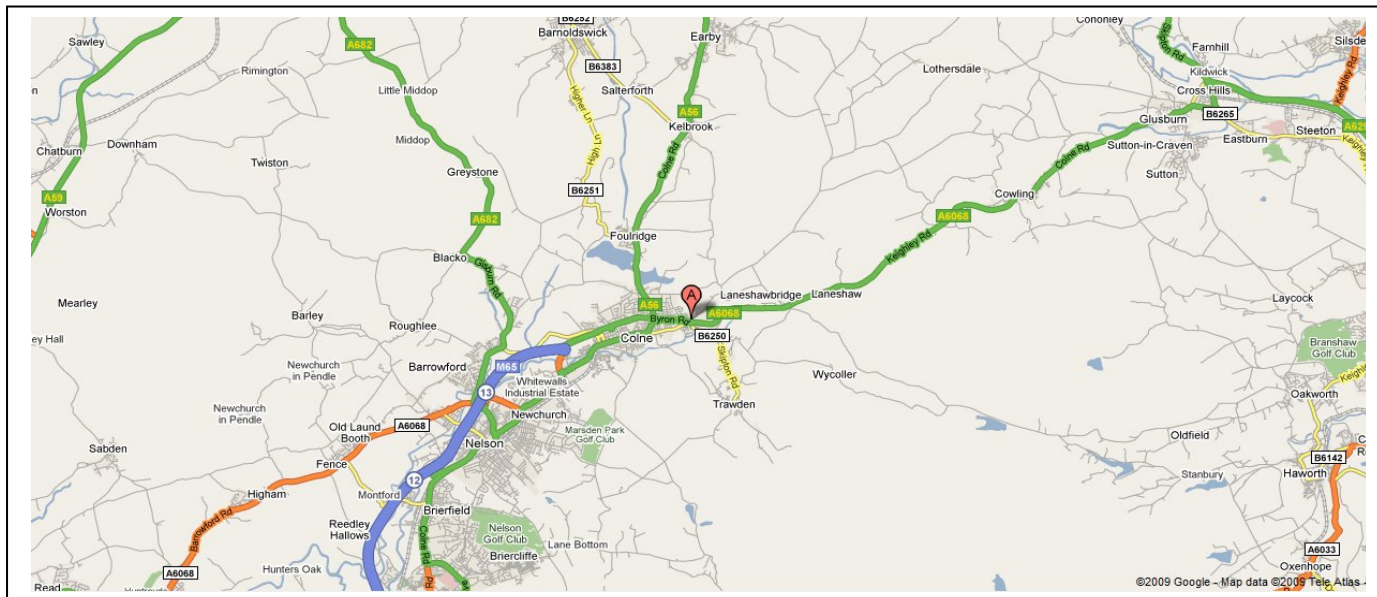
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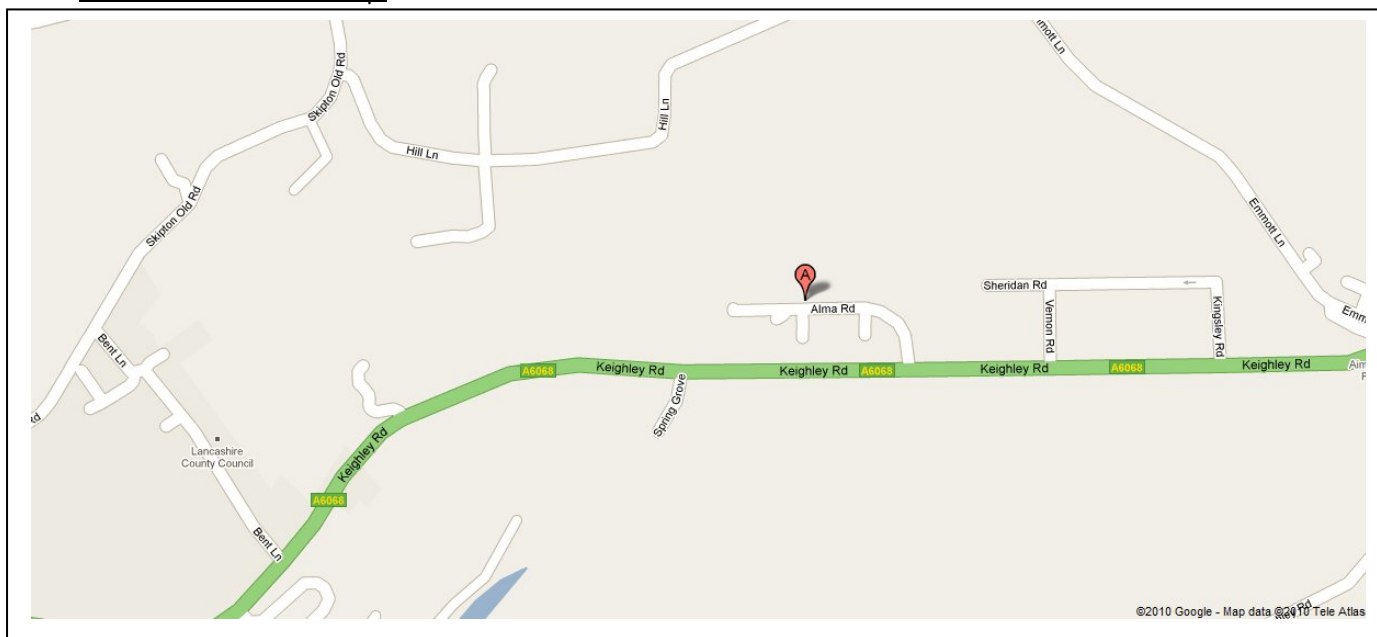
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Location Maps

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.



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

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