



## PAD-2-LET Limited Property Management

- Full Residential Management Services
- Residential Letting Services

Pad-2-Let Limited  
1 Pasture Drive  
Foulridge  
Colne  
Lancashire  
BB8 7NX

Telephone / Fax : (01282) 864315

Mobile : 07851 867340

E-mail : [info@pad-2-let.co.uk](mailto:info@pad-2-let.co.uk)

# 42 Lower East Ave Barnoldswick

## £365.00 Per Month

- ✓ Two Bedroom garden fronted End-Terrace House
- ✓ Fitted Kitchen
- ✓ Partial Double glazing & gas central heating
- ✓ Short distance to local amenities and transport links



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 traditional garden fronted end-terrace house comprising of living room, dining kitchen with fitted kitchen, rear hallway, house bathroom with three piece suite, two double bedrooms, gas central heating, partial double glazed windows, low maintenance garden to the front and enclosed rear yard, good access to local amenities and transport links.

### Accommodation

#### Ground Floor

Entrance to the property is via a partial glazed timber door that accesses the living room.

#### Living room (4.09m x 3.81m)

Timber framed double glazed bay window, fitted carpet, gas fire, double radiator with thermostatic control, wall lighting, timber framed double glazed door provide open plan access to the dining kitchen.

#### Kitchen (3.80m x 3.07m max)

Kitchen comprising of "Beech" colour fronted base, wall and drawer units with stainless steel handles, laminate work surfaces with stainless steel sink, stainless steel electric hob and oven, stainless steel extraction hood, location and plumbing for automatic washing machine, dining area, single radiator, halogen lighting, vinyl flooring.

#### Rear Hallway (3.80m x 3.07m max)

uPVC double glazed door provides access to the rear yard, access to house bathroom and stairs to the first floor.

#### House Bathroom (2.40m x 1.91m)

Three piece suite comprising of a panelled bath, double radiator, partial tiled walls, timber framed window, fitted carpet, boiler cupboard, cupboards.

### First Floor

#### Landing

Fitted carpet, loft hatch, smoke detector, access to bedroom 1 and 2.

#### Bedroom 1 (3.99m x 3.19m)

Located to the front of the property, fitted carpet, fitted cupboards / wardrobe, timber framed window, single radiator.

#### Bedroom 2 (3.15m x 2.85m)

Located to the rear of the property, fitted carpet, built-in wardrobe / cupboard, uPVC framed double glazed window, single radiator.

### External

Low maintenance garden to the front and enclosed yard to the rear of the property.

### Further information

Availbe as either furnished or unfurnished

### Services

Electric, Water, Gas, Television socket, Telephone socket.

### Deposit Required

Bond – £465

Rent – One month in advance

### Restrictions

No smokers

No DSS

Pets to be considered

### 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 £465 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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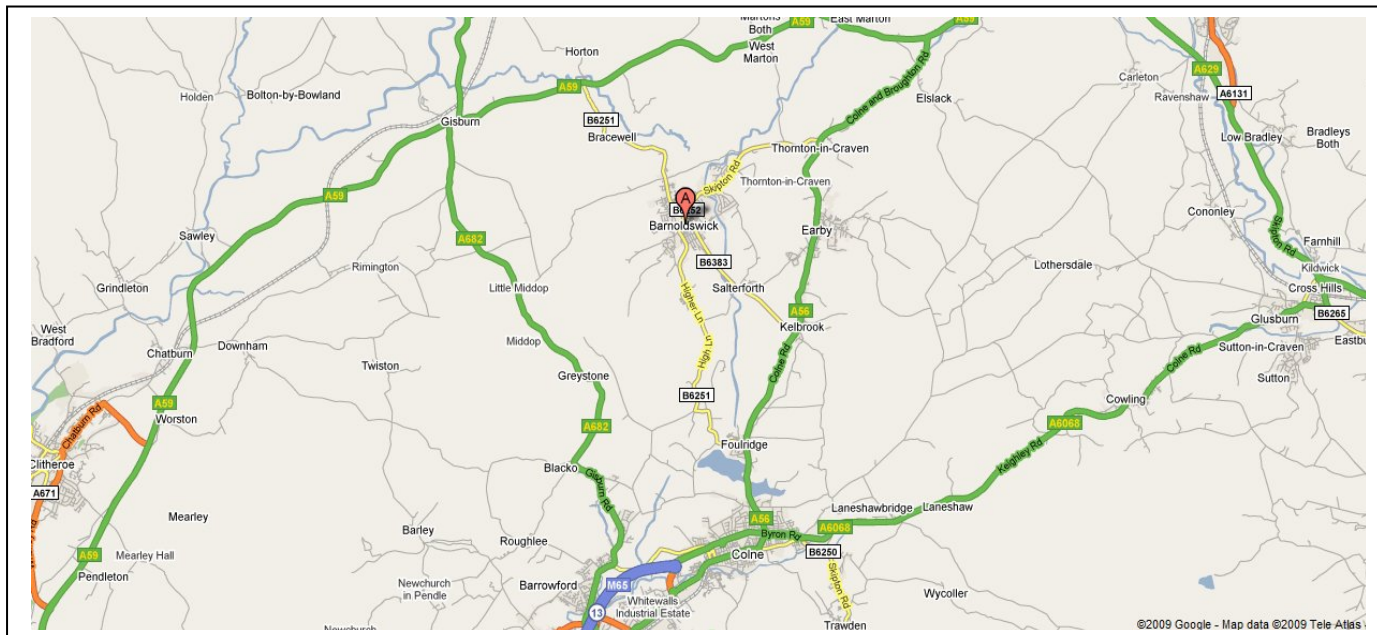
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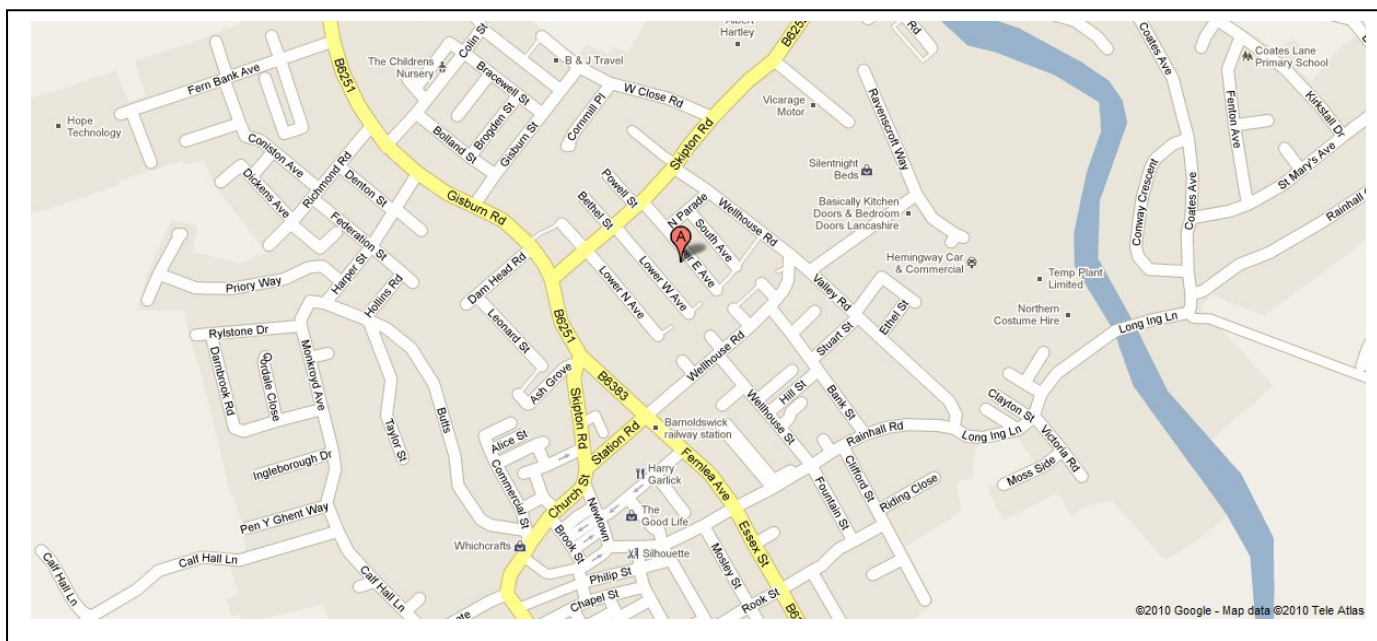
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## Location Maps

### Town location map



### Street location map



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

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