



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

4 Lower East Avenue Barnoldswick

£395.00 Per Month

- ✓ Two bedroom garden fronted mid-terrace house
- ✓ Newly refurbished
- ✓ Fitted Kitchen
- ✓ 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

Garden fronted traditional mid-terrace two bedroom house. Comprising of one reception room, breakfast kitchen, one double bedroom, one single bedroom, shower room, newly refurbished, enclosed flagged rear yard, uPVC double glazing, gas central heating, good access to local amenities and transport links.

Accommodation

Ground Floor

Entrance to the property is via a partial stained glazed uPVC door that accesses the open plan living room.

Living room (3.94m x 3.65m)

Leaded uPVC double glazed bay window, fitted carpet, gas fire set with in a timber fire surround, wall lighting, double radiator with thermostatic control, telephone socket, television socket, access to the kitchen.

Kitchen (3.34m x 3.15m)

Kitchen comprising of "Beech" colour fronted base, wall and drawer units with stainless steel handles, laminate work surfaces with stainless steel sink, integral stainless steel gas hob and oven, double radiator with thermostatic control, uPVC door accesses the enclosed flagged rear yard, under stairs cupboard, staircase to first floor.

First Floor

Landing

Fitted carpet, access to bedrooms and house shower room.

House Shower room (1.19m x 1.88m)

W.c and basin in white, corner shower, partial tiled walls, extractor fan, single radiator with thermostatic control.

Bedroom 1 (3.63m x 3.05m)

Double bedroom located to the front of the property, fitted carpet, fitted wardrobe, leaded uPVC framed double glazed window, double radiator with thermostatic control, pine door.

Bedroom 2 (2.73m x 2.51m)

Located to the rear of the property, leaded uPVC double glazed window, cupboard, single radiator with thermostatic control.

External

Small garden area to the front and enclosed flagged yard to the rear.

Further information

Unfurnished

Services

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

Deposit Required

Bond - £495

Rent - £395

Restrictions

No smokers

No DSS or 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 £495 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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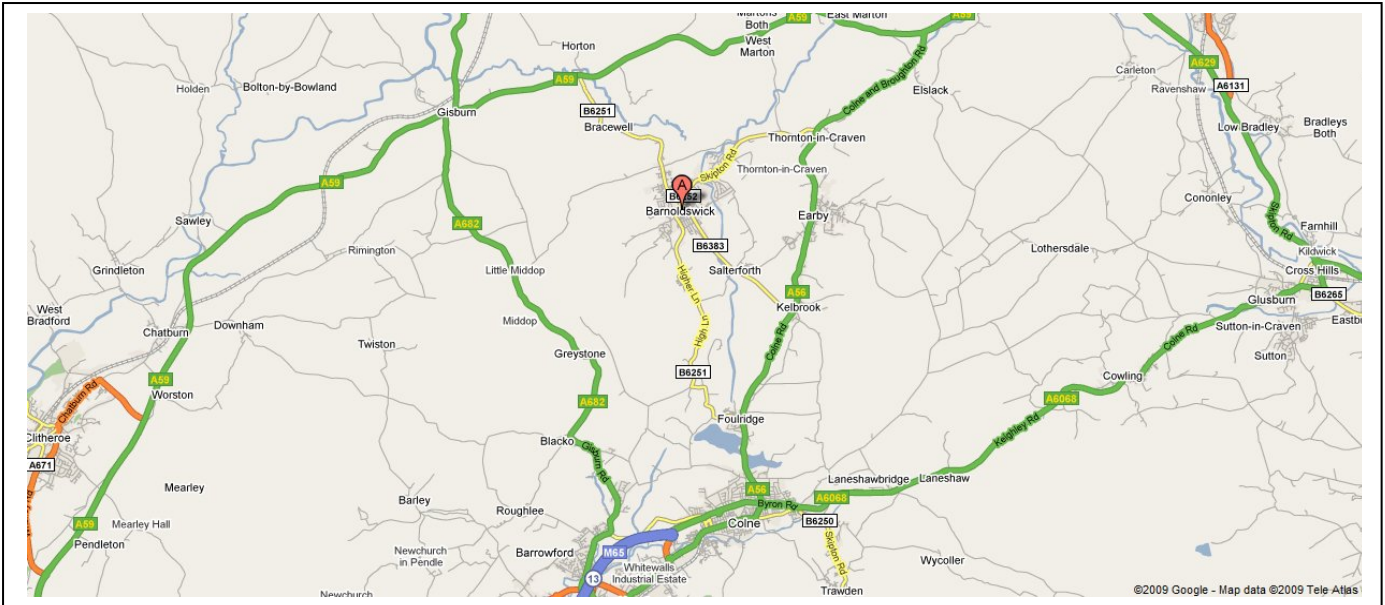
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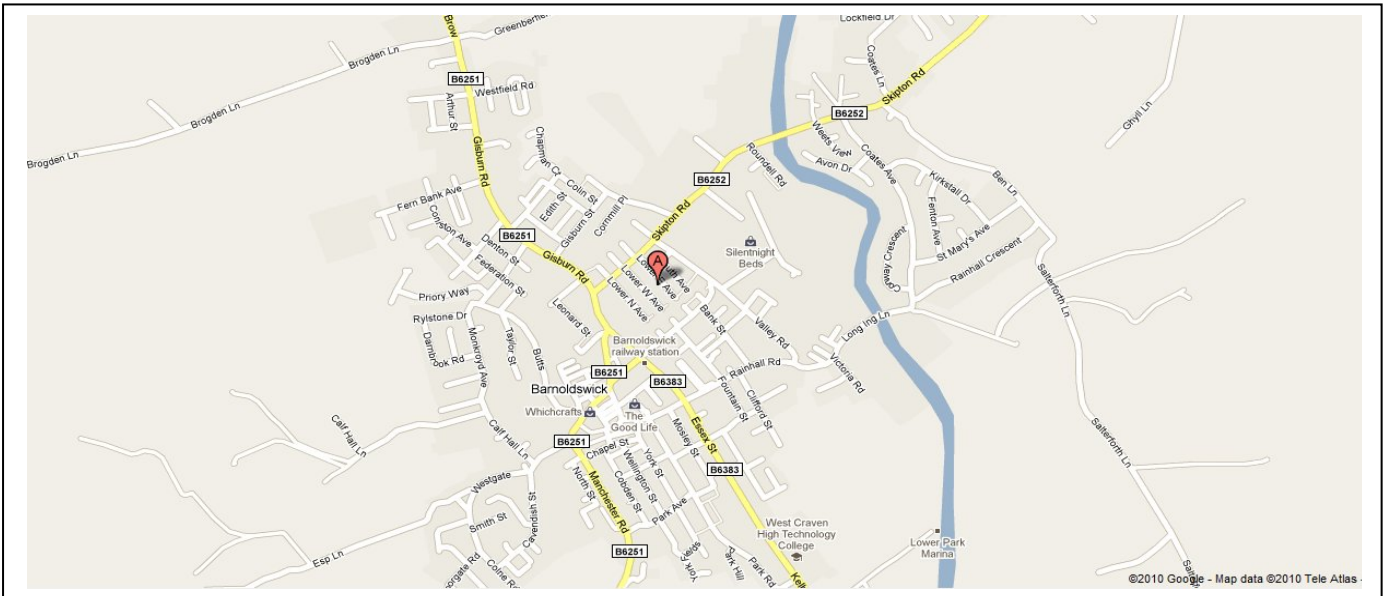
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Location Maps

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.

www.Pad-2-let.co.uk

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