



## PAD-2-LET Property Management

- Full Residential Management Service
- Residential Letting Service

1 Pasture Drive  
Foulridge  
Colne  
Lancs  
BB8 7NX

# 4 Moorview Close Foulridge, Colne

£525 Per Month

- NEW stone faced three bedroom terrace cottage
- Popular village location
- Off road parking
- Located close to village amenities



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## Overview

One of four NEW stone faced three bedroom terrace cottage located in the heart of the popular village of Foulridge. This property enjoys an open aspect to the front elevation and comprises of living room, dining kitchen, cloakroom / utility, three bedrooms and house bathroom, gas central heating via a gas combination boiler, double glazed, private off road parking, security alarm system, good access to the local road and motorway network and local amenities.

## Accommodation

### Ground Floor

#### Living Room (4.98m x 4.32m)

Modern stainless steel fire surround with a coal effect gas, an external front door, timber framed double glazed window, television socket, telephone socket, under-stairs cupboard, double radiator with thermostatic control, spindled staircase leading to the first floor, access to dining kitchen.

#### Dining Kitchen (5.03m x 4.17m)

Fully fitted kitchen comprising of beech effect base, wall and drawer units having laminate work surfaces and tiled splash area. Integrated electric oven/grill, gas hob and extractor hood all finished in stainless steel, laminate wood flooring, plumbing for an automatic washing machine, two timber framed double glazed windows, external door to rear patio area, access to cloak / utility room, smoke detector, security keypad, radiator with thermostatic control.

#### Cloak room / Utility room

Two piece suite in 'white' comprising of a wash hand basin and low suite w.c.

### First Floor

#### Landing

Access to bedrooms 1, 2, 3 and house bathroom, smoke detector, loft hatch.

#### Bedroom 1 (4.39m x 3.02m max)

Timber framed double glazed window, double radiator with thermostatic control.

#### Bedroom 2 (3.00m x 2.96m)

Timber framed double glazed window, double radiator with thermostatic control.

#### Bedroom 3 (1.93m x 2.39m)

Timber framed double glazed window, double radiator with thermostatic control.

#### House Bathroom

Three piece suite in 'white' comprising of a panelled bath with a direct shower over, pedestal wash hand basin and a low suite w.c, partially tiled.

#### External

Private off road parking

#### Further information

- Unfurnished
- Gas Central heating
- Double glazing
- Security alarm system

#### Services

- Electric
- Gas
- Water
- Telephone
- TV points

#### 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



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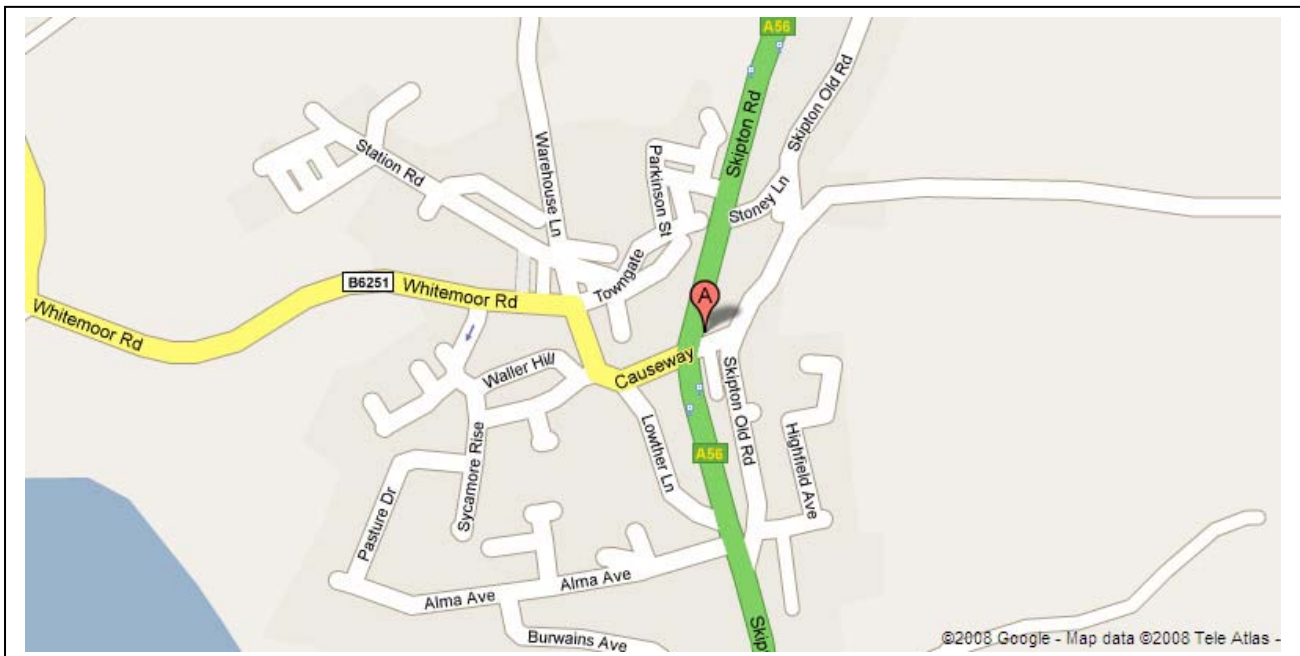
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## Location Maps

### Town location map



### Street location map



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16<sup>th</sup> December 2008

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