



## 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)

# 5 Blakeley Crescent Barnoldswick

£600.00 Per Month

- ✓ Three Bedroom Semi-Detached House
- ✓ Two Reception Rooms
- ✓ Cloak & Utility Area
- ✓ Off Road Parking
- ✓ Gardens
- ✓ 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





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### Overview

Three bedroom semi-detached house comprising of hallway, two reception rooms; fitted maple/gray kitchen, integral ceramic hob, electric oven and integrated dishwasher; cloakroom with shower washbasin & w.c.; utility area; house bathroom with white suite & shower over bath; master bedroom with bath; off road parking for two cars; ; gardens to front, side & rear; garden shed; double glazed; internal viewing essential to appreciate this property.

### Accommodation

#### Ground Floor

##### Central Hallway (6.07m x 1.40m max)

Stone flag flooring, double panel radiator with thermostatic control, partial glazed uPVC door provides access to the rear patio area, stainless steel switches and sockets, halogen lighting, access to cloak room, dining room, living room and kitchen.

##### Living Room (4.53m x 3.23m)

Fitted carpet with stone flag flooring to the entrance of the uPVC framed patio doors which access the rear patio area, uPVC framed double glazed windows, gas wood burning fire, television point, halogen lighting, storage cupboard.

##### Dining Room (4.14m x 2.86m)

Wood flooring, double panel radiator, uPVC double glazed window, feature stone shelves, access to cloak room and central hallway.

##### Cloak Room (1.87m x 1.34m)

White pedestal wash basin and low level w.c. uPVC framed double glazed window, single panel radiator with thermostatic control. Halogen lighting, shower cubicle with chrome fixings.

##### Kitchen (3.58m x 2.58m)

Extensive range of fitted units comprising base and wall units together with working surfaces having complementary tiled walls, integral ceramic hob, electric oven and integrated dishwasher, stainless steel cooker hood, halogen lighting, two uPVC framed double glazed windows, chrome electrical sockets, access to central hall way, uPVC door provides access to the lawned garden area.

#### Ground Floor

##### Landing

Fitted carpet, access to house bathroom, bedrooms 1,2 and 3.

##### Bedroom 1 (4.68m x 3.62m)

Double bedroom located to the side elevation, wood flooring, built in wardrobe and storage cupboard, two velux windows, recessed halogen down-lighting, large feature bath stylishly located within the corner.

##### Bedroom 2 (4.07m x 2.66m)

Double bedroom located to the front elevation, single panel radiator, uPVC framed double glazed window, fitted carpet.

##### Bedroom 3 (3.21m x 3.09m)

Double bedroom located to the rear elevation, single panel radiator with thermostatic control, uPVC framed double glazed window, wood flooring, built in wardrobe / cupboard.

##### Bathroom (1.96m x 1.78m)

Modern three piece suite, comprising panelled bath having shower over, pedestal wash basin and low level w.c. uPVC framed double glazed window, chrome towel rail, partial tile walls, vinyl flooring.

##### Garden

Gardens to front, side & rear; garden shed; off road parking for two vehicles.

##### Further information

Unfurnished

##### Services

Electric, Water, Gas, Television socket, Telephone

##### Deposit Required

Bond – £700

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 £700 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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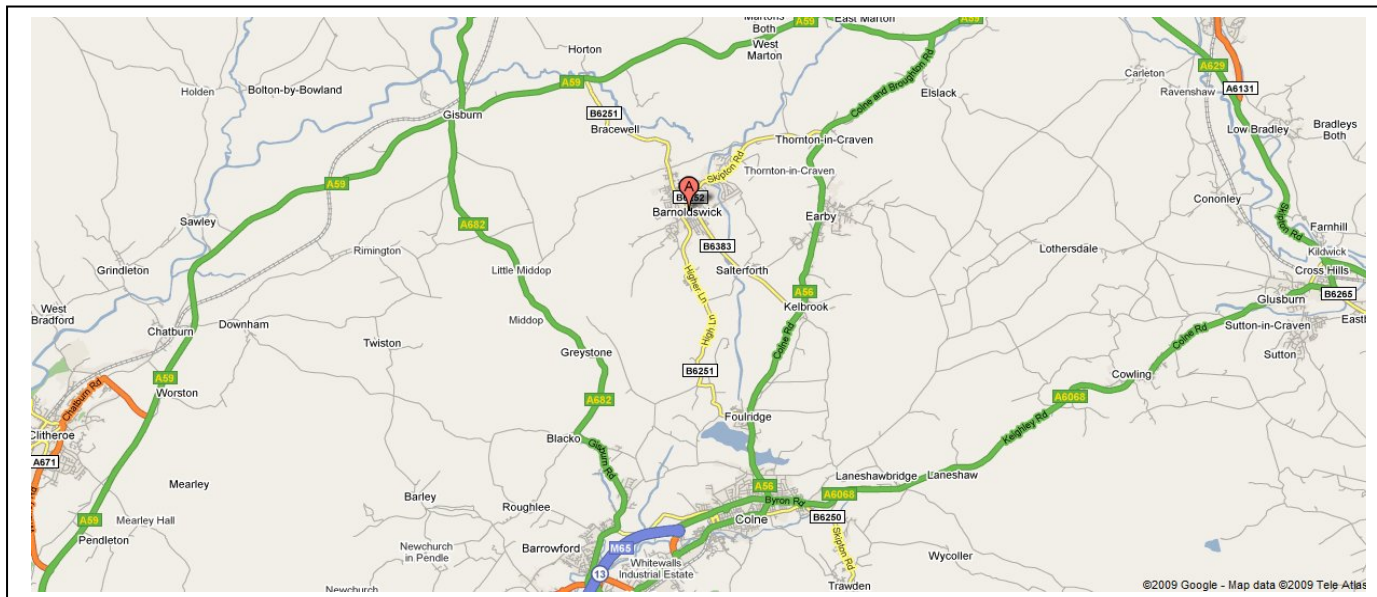
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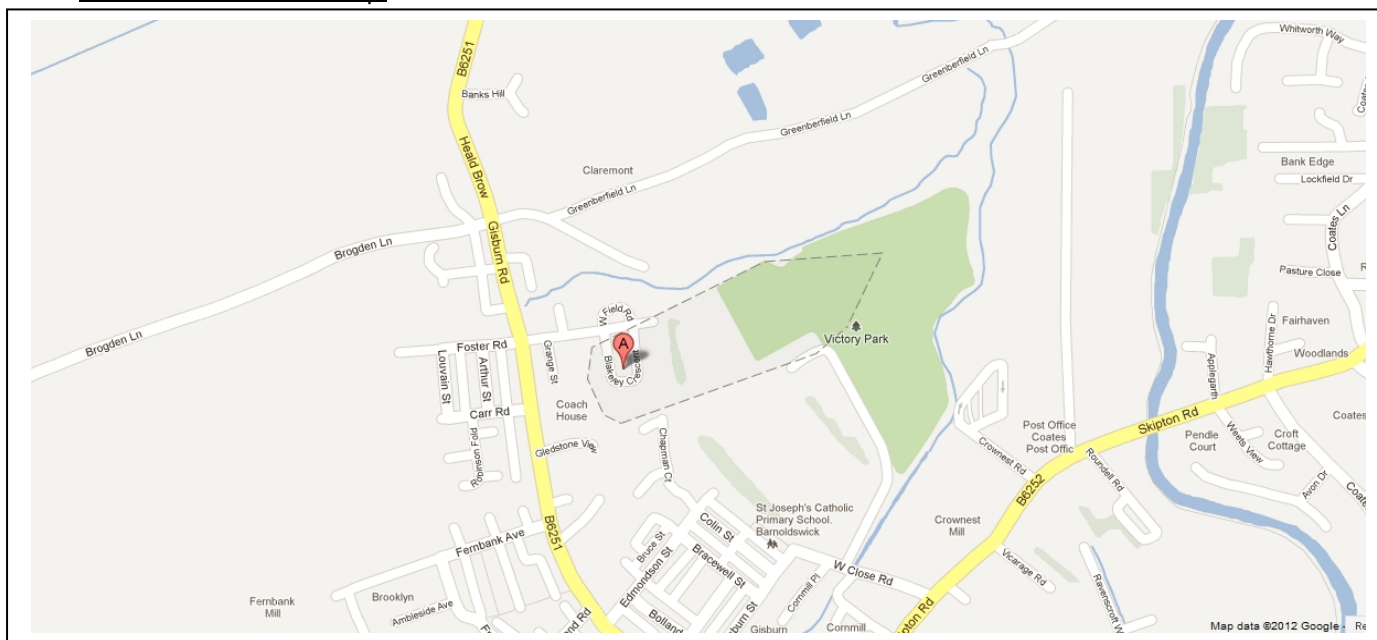
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## Location Maps

### Town location map



### Street location map



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