



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

74 Gisburn Road Barrowford

£550.00 Per Month

- ✓ Three Bedroom Garden Fronted Cottage
- ✓ Two Reception Rooms
- ✓ Master Bedroom with en-suite bathroom
- ✓ Central Village Location
- ✓ 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

Newly refurbished three bedroom cottage centrally located in the desirable village of Barrowford. Comprising of entrance hall, two reception rooms; new white fitted kitchen; two double bedrooms; one single bedroom; master bedroom with en-suite bathroom; house shower room; gas fired central heating; partial double glazing; private rear yard; available as furnished (optional); good access to local amenities and transportation and motorway network.

Accommodation

Ground Floor

Entrance Hall

Access to the property is via a partial leaded glazed timber door that opens into an entrance hall. Tile flooring, inner door provides access to the living room with the staircase leading to the first floor.

Living Room (4.43m x 3.58m)

Fitted carpet, modern electric fire, built-in cupboards within the recess areas, traditional single panel radiator and one vertical radiator with thermostatic control, television point, timber framed double glazed window, access to dining room.

Dining Room (4.63m x 3.32m)

Fitted carpet, single panel radiator, useful under-stairs storage cupboard, timber framed double glazed window, access to kitchen.

Kitchen (2.57m x 2.43m)

Recently fitted white units comprising base and wall units together with working surfaces having complementary tiled walls, stainless steel sink, integral stainless steel oven, location and plumbing for automatic washing machine, two timber framed windows, external door provides access to the flagged rear yard, recessed halogen down-lighting, tile flooring.

First Floor

Landing

Fitted carpet, single panel radiator with thermostatic control, smoke detector, access to house shower room, bedroom 1,2 and 3.

Bedroom 1 (4.68m x 2.80m)

Double bedroom located to the rear elevation, fitted carpet, built in cupboard, single panel radiator, timber framed window, access to en-suite bathroom.

En-suite Bathroom (2.47m x 2.73m)

Modern white three piece suite, comprising panelled bath having shower over with glazed screen pedestal wash basin and low level w.c. timber framed window, chrome towel rail, fitted carpet.

Bedroom 2 (3.02m x 2.67m)

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

Bedroom 3 (3.29m x 1.88m)

Single bedroom located to the front elevation, single panel radiator, timber framed double glazed leaded window, fitted carpet, storage cupboard.

House Shower Room (3.53m x 3.39m)

White pedestal wash basin and low level w.c, corner shower cubicle with chrome fixtures, tile flooring, extractor fan, chrome towel rail.

External

Small garden frontage, enclosed flagged rear yard, outbuilding.

Further information

Available as either furnished or Unfurnished

Services

Electric, Water, Television socket, Telephone

Deposit Required

Bond - £650

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 £650 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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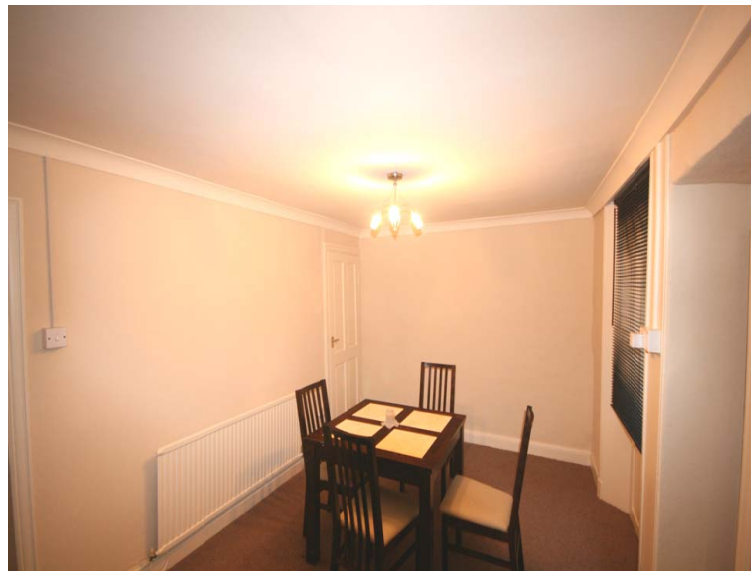
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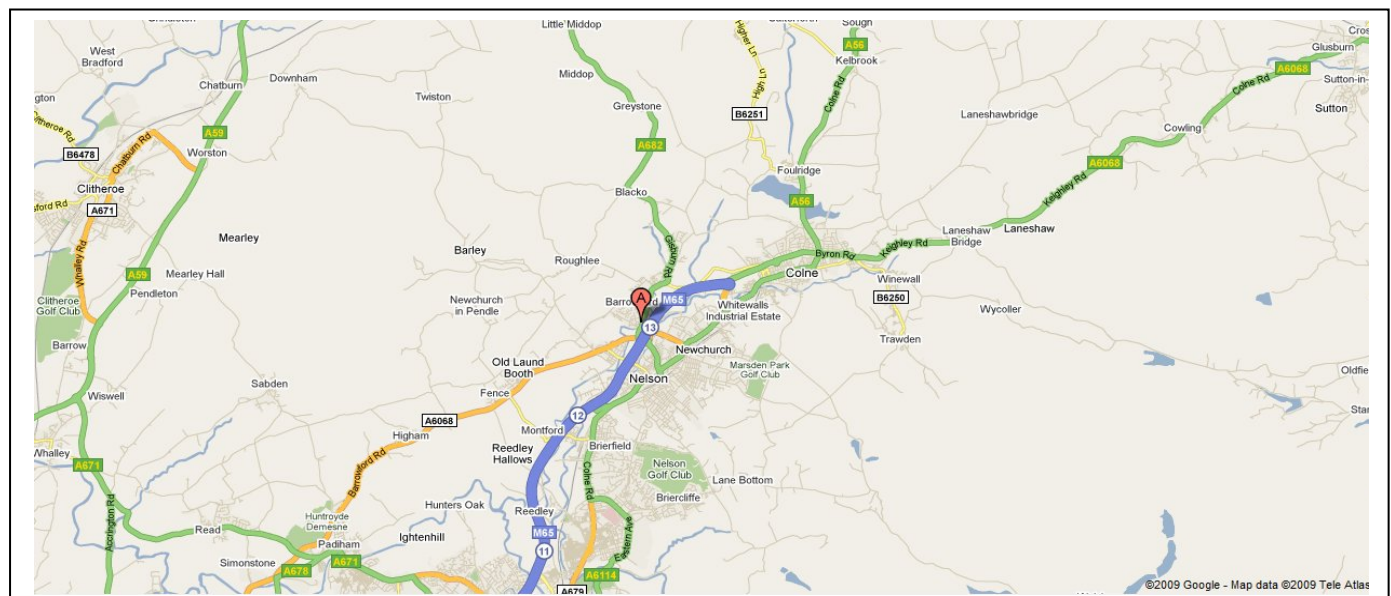
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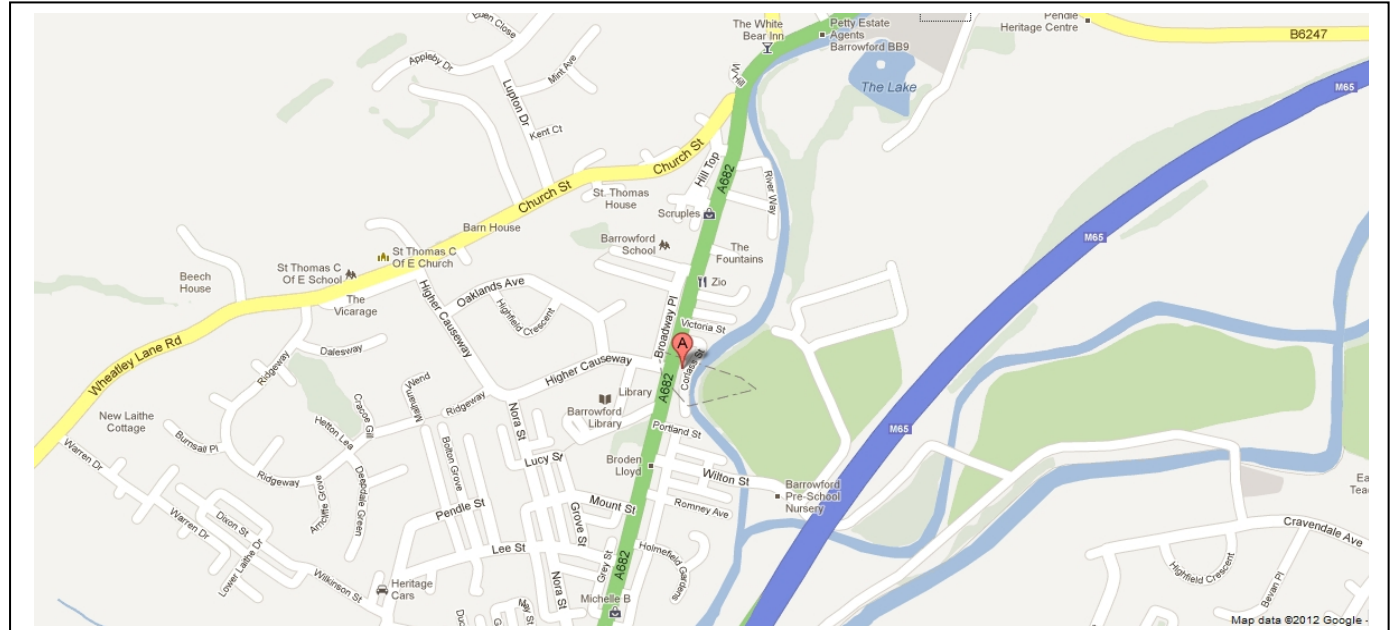
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Location Maps

Town location map



Street location map



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