



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

Glendene, Mill Brow Road, Earby

£725.00 Per Month

- ✓ Three Bedroom Detached Bungalow
- ✓ Driveway with half garage
- ✓ Fully Fitted Kitchen
- ✓ Large 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

UKALA



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Overview

Three bedroom detached bungalow. This well presented property comprises of entrance hall, central hall, living room, fully fitted breakfast kitchen with integral hob, fridge, freezer, dining room / sitting room with French doors, three bedrooms, house shower room, off road parking, large gardens, half garage, gas central heating, uPVC double glazed windows.

Accommodation

Ground Floor

Entrance Hall

Entrance is via a uPVC framed door which accesses a entrance hall, fitted carpet, double radiator with thermostatic control.

Central Hallway

Fitted carpet, storage cupboard, security alarm, smoke detector, loft hatch, single panel radiator with thermostatic control, access to bedrooms 1,2,3, shower room and breakfast kitchen.

Living Room (4.85m x 3.28m)

Spacious room having two uPVC framed double glazed windows overlooking the front garden and open countryside views, stone fire surround houses gas fire, fitted carpet, wall lighting, television and telephone sockets.

Cloak Room

White w.c and wash basin, boiler, uPVC door accesses the rear garden, fitted carpet, double panel radiator with thermostatic control.

Breakfast Kitchen (3.94m x 3.46m)

Extensive range of fitted units comprising base and wall units together with working surfaces having complementary tiled walls, integrated hob and AEG stainless steel oven and extractor hood, integrated fridge and freezer, recessed halogen down-lighting, two uPVC framed double glazed windows, through access to the dining room / sitting room, access to cloak room.

Dining Room / Sitting Room (3.44m x 2.14m)

Fitted carpet, uPVC framed French door proving access to the rear garden, access to half-garage, fitted carpet, double panel radiator with thermostatic control.

Bedroom 1 (4.24m x 3.12m)

Double bedroom to the front elevation, double panel radiator with thermostatic control, uPVC framed double glazed window, fitted carpet.

Bedroom 2 (3.41m x 3.19m)

Double bedroom to the rear elevation, double panel radiator with thermostatic control, uPVC framed double glazed window, fitted carpet.

Bedroom 3 (2.90m x 2.27m)

Bedroom to the rear elevation, double panel radiator with thermostatic control, uPVC framed double glazed window, fitted carpet.

Shower Room (2.28m x 2.27m)

Modern white suite with double walk-in shower with chrome thermostatic control, heated chrome towel rail, single panel radiator with thermostatic control, fitted carpet, fully tiled walls, recessed halogen lighting.

Garden

Mature well established gardens with lawned areas, well tended borders.

Garage

Half garage with electric up-and-over door

External

Large establish gardens to front, side and rear of the property.

Further information

Unfurnished, security alarm.

Services

Electric, Water, Gas, Television socket, Telephone

Deposit Required

Bond – £825

Rent – One month in advance

Restrictions

No Smokers, No DSS / 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 £825 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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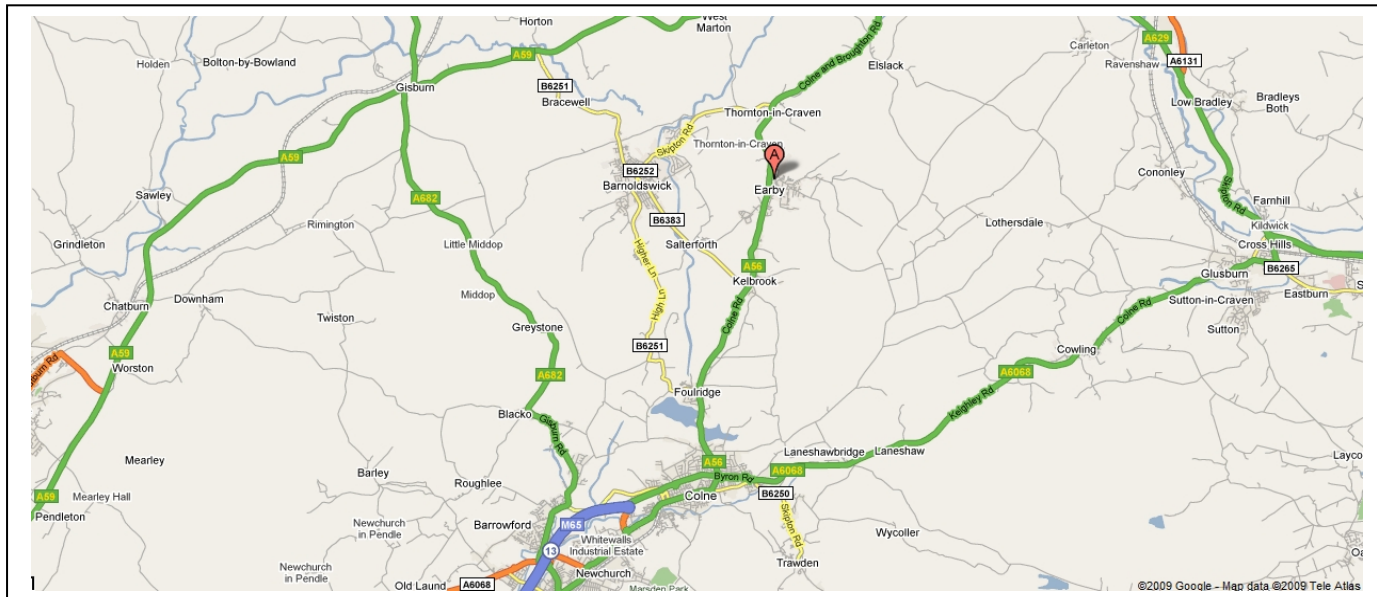
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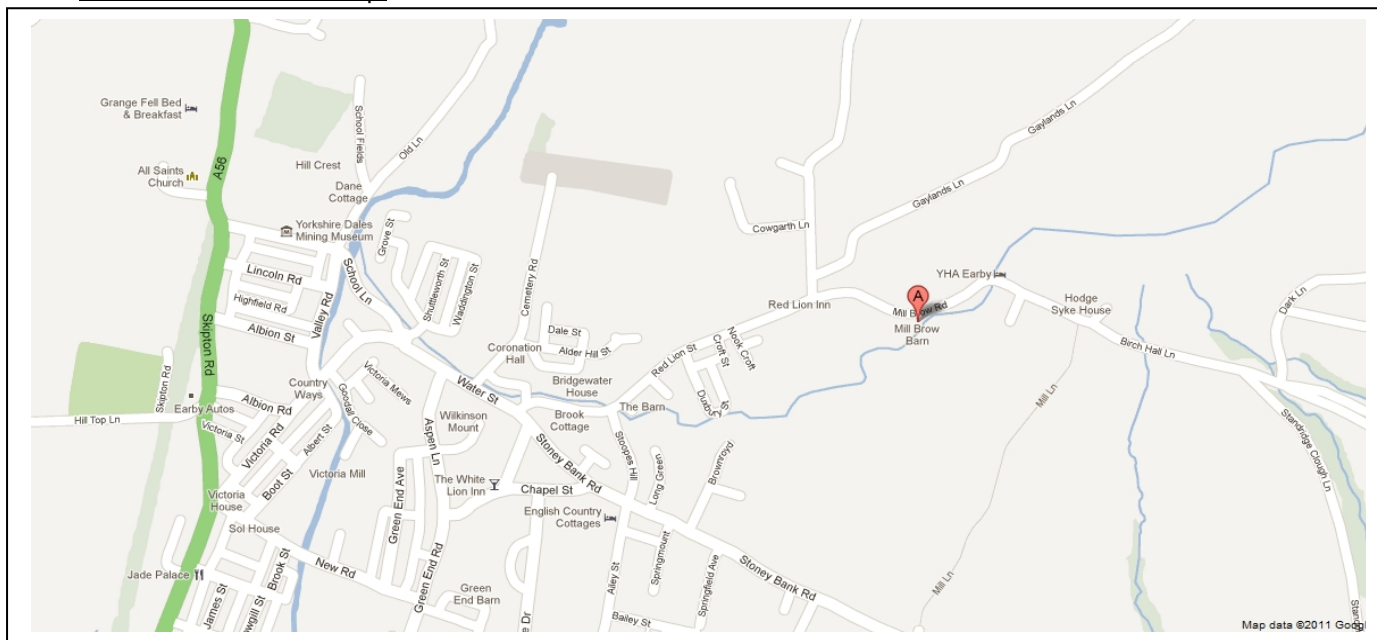
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Location Maps

Town location map



Street location map



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