

3 MAPLE STREET
GREAT HARWOOD
BB6 7RY

£500 per month



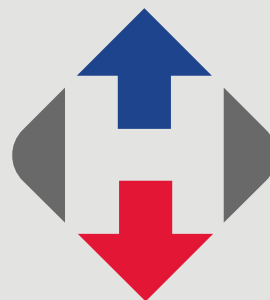
- Garden-fronted mid-terrace house
- Lounge with log-burner
- Enclosed rear yard with store
- Sought-after residential location
- Three bedrooms
- Living room, fitted kitchen
- 3-pce bathroom with shower
- Unfurnished. Available immediately

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Situated in a highly sought-after area of Great Harwood, this garden fronted mid-terrace house offers well-planned accommodation.

The property briefly comprises entrance hall, lounge, dining room, fitted kitchen, three bedrooms and white bathroom suite with shower.

Outside, there is a pleasant enclosed rear yard and garden forecourt



LOCATION: From Great Harwood town centre, turn left along Queen Street. Take the first left turning into Water Street then right into Windsor Road. Turn immediately left into Maple Street and number 3 is at the end of the road on the right hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE VESTIBULE:

ENTRANCE HALL: Staircase to first floor.

LOUNGE: 3.7m x 3.1m (12'3" x 10'3"); cast iron wood-burning stove.

DINING ROOM: 4.3m x 4.2m (14'3" x 13'11"); 'Living Flame' gas fire, understairs storage.

KITCHEN: 3.7m x 2.2m (12'3" x 7'4"); a range of modern fitted wall and base units with complementary working surfaces, electric oven with 4-ring gas hob, extractor hood, plumbing for washing machine.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.3m x 3.8m (14'3" x 12'7").

BEDROOM TWO: 2.5m x 2.1m (8'4" x 7'); with built-in cupboard.

BEDROOM THREE: 3.4m x 1.7m (11'3" x 5'8").





BATHROOM: Housing 3-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with direct feed shower over.

OUTSIDE: Enclosed rear yard with store. Garden forecourt.

HEATING: Gas central heating.

DEPOSIT: £650.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. No DSS.

EPC: The energy efficiency rating for this property is D.

COUNCIL TAX: Band A.

Please Note

A deposit is normally required for each property: further details available on request.

Full reference checks are carried out on every tenant. A charge of £40.00, payable in advance applies to each application made for a property.

The cost of the preparation of the inventory and tenancy agreement, which are important legal documents, is normally £175.00 inc. VAT.

Payment of the first month's rent and deposit **MUST** be made by banker's draft, Building Society counter cheque, debit card or cash. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card.





CONFIDENCE GUARANTEE

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3 Maple Street, Great Harwood, BB6 7RY

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