

7 ST MICHAELS COURT  
BARROWFORD  
BB9 8NU

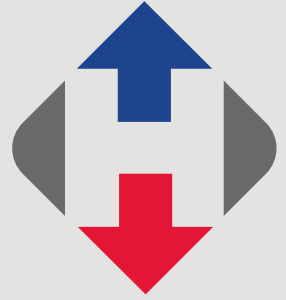
£595 per month



- Modern stonebuilt mews property
- 3 bedrooms, 3-piece bathroom
- Fitted kitchen and dining room
- Well appointed accommodation
- Good sized lounge with fireplace
- Popular cul-de-sac location
- Paved rear patio garden, parking
- Unfurnished. Available End of October

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Well positioned on a popular cul-de-sac location in the Pendleside village of Barrowford is this modern terrace style property offering well appointed accommodation which is arranged over two floors and comprises: good sized lounge with feature fireplace open to dining room with patio doors to outside and a bright fitted kitchen. To the first floor are three well proportioned bedrooms and a white 3-piece bathroom with shower. Externally there is parking and there are garden areas with patio to the front and rear of the property and there is also a useful timber shed. Early viewing is recommended.



**LOCATION:** From our Barrowford office travel along Gisburn Road in the direction of Nelson. Turn right onto Lee Street and then left onto Pendle Street, turn right onto Dixon Street and then left onto Lower Laithe Drive and left onto St Michaels Court, the property can be found on the left hand side.

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

**ENTRANCE HALLWAY:** Through PVC double glazed front door, staircase off to first floor, laminate flooring.

**LOUNGE:** 3.9m x 3.8m (12'10" x 12'7"); with coved cornicing, bay window to front elevation, feature fireplace surround with 'Living Flame' coal effect gas fire with marble inset and hearth, understairs storage cupboard, television point, open to:

**DINING ROOM:** 3.3m x 2.5m (10'9" x 8'4"); with coved cornicing, PVC patio doors overlooking the rear garden, laminate flooring.

**KITCHEN:** 3.3m x 2.2m (10'11" x 7'4"); bright fitted kitchen with a range of fitted wall and base units with complementary laminate working surfaces, integrated electric oven, 4-ring gas hob and extractor filter over, plumbing for washing machine, 1½ bowl stainless steel sink drainer unit with mixer tap, tiled splashback, wall mounted combination gas central heating boiler.





**FIRST FLOOR:**

**LANDING:** With loft access, storage cupboard.

**BEDROOM ONE (rear):** 3.3m x 2.8m (10'11" x 9'3"); with built in wardrobes, pleasant distant views.

**BEDROOM TWO (front):** 3.2m x 2.4m (10'7" x 8'0").

**BEDROOM THREE (front):** 2.8m x 2.3m (9'4" x 7'7").

**BATHROOM:** With 3-piece white suite comprising low suite w.c., pedestal wash basin with mixer tap, panelled bath with shower over, part tiled walls.

**OUTSIDE:** To the front of the property is a block paved parking area and small lawned garden. To the rear is an enclosed stone paved patio garden with timber storage shed and timber fencing surround.

**HEATING:** Gas fired central heating complemented by sealed unit double glazing in PVC frames.

**VIEWING:** By appointment with our office.

**DEPOSIT:** £725.00

**RESTRICTIONS:** No DSS. No Smokers. No pets.

**AVAILABLE:** End of October 2018. Unfurnished.

**ENERGY PERFORMANCE:** The energy rating for this property is C.

**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 BACS, 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.





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