



# honeywell

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## 27 NORA STREET BARROWFORD

### £495 per month

- \* Attractive stonebuilt mid terrace house
- \* Generous lounge with feature fireplace
- \* Modern fitted kitchen with oven & hob
- \* Enclosed rear yard, Gas CH, PVC DG
- \* 2 dble bedrooms, utility area
- \* Modern white 3-pce bathroom
- \* Popular convenient location
- \* Available immediately.



[www.honeywell.co.uk](http://www.honeywell.co.uk)



This attractively presented two bedroom stonebuilt terrace property is situated in the popular Pendleside village of Barrowford. The accommodation is arranged over two floors and comprises a spacious lounge with feature fireplace, modern fitted kitchen and utility area to the ground floor. To the first floor are two double bedrooms and a white three piece modern bathroom with shower over the bath. Externally, to the front of the property is a garden forecourt which has been gravelled for easy maintenance and to the rear of the property is an enclosed private yard with gated rear access. The property is further complemented by the modern day comforts of gas fired central heating and double glazing in PVC frames. Early viewing is recommended.

**LOCATION:** From our Barrowford office proceed along Gisburn Road in the direction of Nelson. Turn right onto Lee Street and then turn left onto Nora Street and the property is located on the right and can be identified by our 'To Let' board

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

**ENTRANCE VESTIBULE:** Through PVC front door.

**LOUNGE:** 4.7m maximum into alcove x 4.3m (15'3" x 14'1" maximum into alcove); With coved cornicing, feature fireplace housing 'Living Flame' coal effect gas fire set in a timber painted surround with marble hearth and matching inset, wall lights, television point,.

**KITCHEN:** 3.2m x 3.1m (10'6" x 10'1"); With a modern range of beech wood effect wall, base and drawer units with complementary dark laminate work surface and tiled splashback, integrated stainless steel electric oven, 4-ring ceramic electric hob and stainless steel extractor hood over, circular stainless steel single drainer sink unit with chrome mixer tap, tiled flooring, understairs storage cupboard, staircase leading off to first floor, doorway to utility area.

**UTILITY AREA:** 2.4m x 1.3m (7'11" x 4'3"); with plumbing for a washing machine and space for fridge freezer, PVC door to rear yard.





## FIRST FLOOR:

**LANDING:** With loft access point.

**BEDROOM ONE (front):** 4.3m maximum into alcove x 3.7m narrowing to 3.1m (14'2" maximum into alcove x 12'2" narrowing to 10'1"); with television point, wardrobe.

**BEDROOM TWO (rear):** 3.2m maximum into alcove x 3.1m (10'5" maximum into alcove x 10'1"); with storage cupboard housing wall mounted gas fired central heating boiler.

**BATHROOM:** With a modern 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash hand basin with chrome taps, panelled bath with chrome mixer tap and shower attachment, folding glass shower screen fully tiled walls, chrome heated ladder-style towel rail, recess spotlighting.

**OUTSIDE:** To the front of the property is a forecourt garden with wrought iron railings and matching gate. To the rear of the property is an enclosed yard with gated rear access.

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

The Energy Rating for this property is D.

**DEPOSIT:** £550.00

**RESTRICTIONS:** No DSS. No Smokers. No Pets.

**AVAILABLE:** Immediately.





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#### **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.

Payment of the first month's rent and deposit **MUST** be made by banker's draft, Building Society counter cheque 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

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.

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