

94 BOLTON GROVE  
BARROWFORD  
BB9 8PB

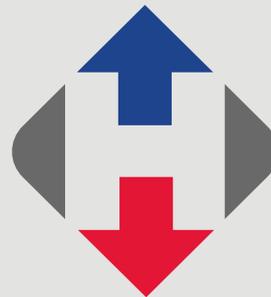
£525 per month



- Attractive mid terrace house
- Bright well appointed accomm.
- Lounge, spacious dining kitchen
- Excellent stone paved yard
- 2 double bedrooms, GGH & DG
- Modern 3-piece bathroom
- Popular location close to centre
- Unfurnished. Available end of Sept.

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An attractive garden fronted terrace property situated in a popular residential location close to many amenities, excellent local road networks and the M65. The property offers well appointed accommodation which is tastefully presented throughout, it provides a spacious modern fitted dining kitchen with built-in oven and hob, separate front lounge with fireplace, two double bedrooms and a modern bathroom with shower. Outside the property also benefits from a good-sized paved rear patio area. The property enjoys the modern comforts of gas central heating and PVC double glazing. Early viewing is recommended.



**LOCATION:** From our Barrowford office travel along Gisburn Road in the direction of Nelson, take a right turning onto Lee Street then take the third right into Bolton Grove, the property can be found on the right hand side.

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

**ENTRANCE:** With PVC front door.

**LOUNGE:** 4.0m x 3.6m (13'0" x 11'11"); with feature stone fireplace surround and mantel housing coal effect Living Flame gas fire, door and staircase leading to first floor.

**DINING KITCHEN:** 4.1m x 3.9m (13'5" x 12'10"); attractive modern range of beech effect fitted wall and base units with complementary laminate worktops, stainless steel sink drainer unit with mixer tap, tiled splash back, integrated electric oven with 4-ring gas hob and stainless steel extractor filter over, cupboard housing combination gas central heating boiler, plumbing for washing machine, part laminate flooring, under stairs storage cupboard, halogen recessed spotlighting, PVC glazed external door.

## FIRST FLOOR

**LANDING:**

**BEDROOM ONE:** 4.0m x 3.7m (13'0" x 12'0"); with covered cornicing, built-in cupboard also housing loft access.

**BEDROOM TWO:** 4.1m x 2.3m (13'7" x 7'8").

**BATHROOM:** Bright modern fitted 3-pce white suite comprising low suite w.c. with push button flush, pedestal wash basin, panelled bath with shower over, vinyl fitted flooring, part tiled walls, recessed spotlights, extractor fan.

**OUTSIDE:** Stone flagged front garden area with gravelled border. To the rear is an attractive good-sized stone paved patio area with boundary wall and rear gate access, pleasant outlooks.





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

**SERVICES:** Mains water, gas, electricity and drainage are connected.

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

**AVAILABLE:** End of September, 2019.

**DEPOSIT:** £605.00

**RESTRICTIONS:** Unfortunately no housing benefit claimants can be considered due to a restriction in the landlord's mortgage term. No pets. No smokers.

#### **Please Note**

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

Payment of the first month's rent and deposit **MUST** be made by bank transfer, Building Society counter cheque or debit card. 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 or cash.



## CONFIDENCE GUARANTEE

**FREE Property Appraisal**  
**No Set Up Fees**  
**Total Transparency**  
**40+ Years' Experience**  
**End Of Tenancy Management**



*94 Bolton Grove, Barrowford*

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