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16 ST MICHAELS COURT BARROWFORD

£650 per month

- * Modern 3 bedroom end of terrace
- * Dining kitchen with integrated appliances
- * Parking, side & rear lawned gardens
- * Popular cul-de-sac location
- * Lounge with feature fireplace
- * New 3-pce bathroom with shower
- * Available Immediately
- * Unfurnished



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This is an excellent opportunity to rent a modern three bedroom end of terrace property set in a cul-de-sac position in the popular Pendleside village of Barrowford. The well presented accommodation is arranged over two floors and comprises: lounge with feature fireplace, superb fitted dining kitchen with integrated appliances. To the first floor are three bedrooms and a white 3-piece bathroom with shower. Externally there is parking and there are garden areas to the side and rear of the property and there is also a useful timber shed with electric power. Internal 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 right.

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

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

LOUNGE: 3.9m x 3.8m (12'10" x 12'7"); with coved cornicing, bay window to front elevation, feature 'Living Flame' coal effect gas fire with marble hearth and set in an 'Adam' style surround, understairs storage cupboard, BT telephone point, television point, Karndean flooring, open to:

DINING AREA: 3.3m x 2.5m (10'8" x 8'4"); with coved cornicing, patio doors overlooking the rear garden, Karndean flooring, open to:

KITCHEN: 3.3m x 2.5m (10'10" x 8'3"); with a modern range of white high gloss wall and base units with complementary oak work surface and tiled splash-back, built-in double electric oven, 4-ring ceramic hob with extractor fan over, 1½ bowl stainless steel single drainer sink unit with mixer tap, integrated fridge/freezer, plumbing for washing machine, wall mounted gas fired combination boiler concealed within wall cupboard, Karndean flooring.

FIRST FLOOR:

LANDING: With loft access, storage cupboard.





BEDROOM ONE (front): 3.9m x 2.9m maximum (12'9" x 9'7" maximum); with coved cornicing, television point.

BEDROOM TWO (rear): 3.3m x 3.0m (10'8" x 9'9"); television point.

BEDROOM THREE (front): 2.3m x 2.0m (7'5" x 6'5"); with fitted wardrobe, dressing table and drawers, BT telephone point.

BATHROOM: Newly installed 3-pce white bathroom suite comprising low suite w.c. with push button flush, vanity wash basin with mixer tap and built in high gloss cupboard under, panelled bath with glazed screen and large chrome rain shower over with additional shower head attachment and water fall style mixer tap, part tiled walls and tiled flooring.

OUTSIDE: To the front of the property is a block paved parking area which is undesignated, to the rear and extending to the side of the house is an enclosed garden, mainly laid to lawn with a paved patio area; there is also a large timber shed with electric power.

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

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

VIEWING: By appointment with our office.

DEPOSIT: £750.00

RESTRICTIONS: No DSS. No smokers. No pets.

AVAILABLE: Immediately. **EPC:** 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.

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





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