

31 PASTURE LANE  
BARROWFORD  
BB9 6ES

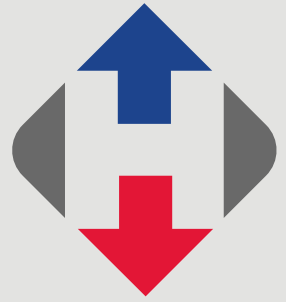
£600 per month



- Well presented mid-terrace cottage
- Lounge with exposed stone wall
- 2 bedrooms, Gas CH
- Attic room, useful cellar
- Modern fitted dining kitchen
- Modern 3-piece bathroom
- Popular village location
- Unfurnished. Available early June

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Situated in a convenient location within reach of the local amenities in Barrowford, this attractive stonebuilt cottage offers superb accommodation with bags of character and is presented to a high standard. The accommodation comprises lounge with exposed stone wall and multi-fuel stove, modern white fitted kitchen with a range of integrated appliances, dining area, useful cellar, two bedrooms plus attic room and a white 3-piece bathroom suite.



**LOCATION:** From our Barrowford office travel along Gisburn Road in the direction of Higherford, turn left into Pasture Lane, proceed up the hill and the property is located on the left.

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

**KITCHEN:** 4.8m x 2.8m (15'7" x 9'1"); With a modern range of white wall and base units with complementary laminate working surfaces, circular stainless steel sink, integrated fridge, integrated dishwasher, electric oven and grill, 4-ring gas hob with stainless steel extractor filter canopy over, part-tiled walls, staircase to cellar and staircase to first floor, space for a dining table, exposed stone wall.

**CELLAR:** Plumbed for a washing machine and space for a tumble dryer, work surface area and storage space.

**LOUNGE:** 4.6m x 3.1m (14'11" x 10'0"); exposed stone wall, cast iron stove, television point, telephone point, outlooks onto the field, coved cornicing, wall light point.

## FIRST FLOOR

**LANDING:**

**BEDROOM ONE:** 3.2m x 2.6m (10'4" x 8'6").

**BEDROOM TWO:** 3.1m x 1.8m (10'3" x 6'0"); With built-in wardrobes.





**BATHROOM:** A 3-piece white suite comprising low suite w.c., pedestal washbasin, panelled bath with shower head attachment, cupboard housing combination gas central heating boiler and offering storage.

**ATTIC ROOM:** Ladder style steps, Velux window, exposed beams.

**DEPOSIT:** £750.00.

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

**AVAILABLE:** Early June, 2018. Unfurnished.

**HEATING:** Gas fired central heating.

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

**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.



## CONFIDENCE GUARANTEE

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**End Of Tenancy Management**



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