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## 53 HOLMEFIELD GARDENS BARROWFORD

### £600 per month

- \* Well presented 2/3 bedroom town house
- \* Open plan living accommodation
- \* Modern 3-pce bathroom with shower
- \* Utility room, cloakroom, study/bed 3
- \* Pleasant enclosed rear garden
- \* Gas fired CH & double glazing
- \* Convenient & popular location
- \* Unfurnished.



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Situated in a tucked away position on the much sought after Holmefield Gardens development is this modern town house. The well presented accommodation is arranged over three floors and comprises, on the ground floor, an entrance hall and utility room with a cloakroom leading off. The garage has been partially converted to provide a useful storage area and an additional reception room which could also be utilised as a third bedroom, study or playroom and provides access to the rear garden. On the first floor there is a pleasant open plan lounge with Juliet balcony overlooking the rear garden and a modern fitted kitchen area with built-in oven and hob. There are two double bedrooms and a white 3-piece bathroom with shower located on the second floor. Externally there are gardens to the front and rear of the property and a block paved driveway providing parking for two cars. The property is conveniently located within comfortable walking distance of all the local facilities and amenities offered by the popular village of Barrowford, and being just a short drive from M65 motorway network this makes an ideal location for those needing to commute. Viewing essential.

**LOCATION:** From our Barrowford office proceed along Gisburn Road in the direction of Nelson. After 200 yards turn left into Holmefield Gardens, follow the road round and the property can be found on the right benefitting from an off road location.

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

**ENTRANCE HALL:** With coved cornicing, staircase leading off to first floor, understairs storage cupboard, personal door to garage, laminate flooring.

**STUDY/BEDROOM THREE:** 3.1m x 2.4m (10'2" x 7'10"); with coved cornicing, wall-mounted gas fired combination central heating boiler, laminate flooring, window and door to rear garden.

**UTILITY ROOM:** Fitted base cupboard with complementary laminate work surface and tiled splashback, stainless steel single drainer sink unit with chrome mixer tap, space and plumbing for washing machine, space for tumble dryer, extractor fan, laminate flooring and door to cloakroom:

**CLOAKROOM:** 2-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome taps and tiled splashback, extractor fan, laminate flooring.

## FIRST FLOOR:

**LANDING:** Spacious landing, window to front elevation and staircase leading off to second floor.





**OPEN PLAN LOUNGE/KITCHEN AREA:** 3.5m x 2.6m extending to 4.7m x 2.7m (11'7" x 8'5" extending to 15'5" x 9'0"); with coved cornicing, lounge area with French doors opening onto rear aspect and Juliet balcony, television point, BT telephone point; Kitchen area has an modern range of beech effect wall, base and drawer units, complementary laminate work surface and tiled splashback, 1½ bowl stainless steel single drainer sink unit with chrome mixer tap, built-in electric oven, 4-ring gas hob with extractor hood over, space and plumbing for dishwasher, laminate flooring.

## SECOND FLOOR:

**LANDING:** With access point to boarded loft.

**BEDROOM ONE (rear):** 3.8m x 2.6m (12'4" x 8'5"); with coved cornicing and BT telephone point.

**BEDROOM TWO (front):** 3.7m x 2.5m (12'0" x 8'2").

**BATHROOM:** With a modern 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap, panelled bath with chrome mixer tap and independent chrome shower over, glass shower screen, tiled walls, built-in storage cupboard, electric shaver point, extractor fan.

**INTEGRAL GARAGE:** 3.4m x 2.5m (11'0" x 8'3"); with electric up-and-over door, power and light.

**OUTSIDE:** To the rear of the property there is a pleasant enclosed garden which is mainly laid to lawn with timber fence boundaries, planted borders and a paved patio area. To the front is a block paved driveway for two cars, lawn and flowerbed opposite the house.

**HEATING:** Gas fired hot water 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:** £800.00.

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

**AVAILABLE:** Immediately.





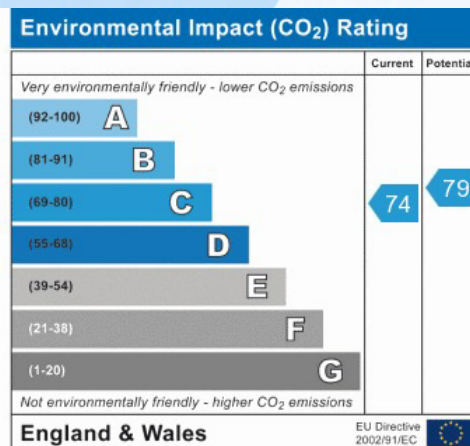
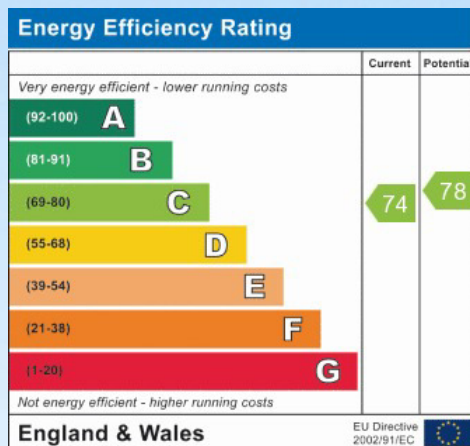
### Please Note

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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