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11 LOWER CLOUGH FOLD BARROWFORD

£750 per month

- * Spacious 3-storey town house
- * Large lounge with balcony
- * Lawned gardens and patio
- * Study, utility & large garage
- * 3 bedrooms, en-suite
- * Modern fitted dining kitchen
- * Outlooks across Pendle Water
- * Unfurnished



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A spacious modern three storey town house situated in the corner of this small development with attractive outlooks across Pendle Water towards the college playing fields. This desirable home offers an up-to-date finish with modern fitted kitchen including appliances, Karndean floors, gas central heating and modern bathroom and shower room.

The accommodation is well planned with the ground floor offering a large hallway with access to the garage, a study and utility. The first floor has an open plan dining kitchen and lounge with French doors onto a balcony. The second floor comprises three bedrooms with an en-suite to the master and 3-piece bathroom. Being situated in the corner of this cul-de-sac, the property enjoys ample parking on the block paved drive and a private south facing rear garden. Viewing is recommended.

LOCATION: From our office in Barrowford continue along Gisburn Road in the direction of Nelson and Colne College. Turn right into Maud Street which then turns into Lower Clough Street. Towards the end turn left into Lower Clough Fold and the house can be found in the far left corner.

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

SPACIOUS ENTRANCE HALL: Through PVC front door, coved cornicing, recessed spotlighting, spindle staircase off to the first floor, Karndean flooring. Door to integral garage.

CLOAKROOM: With 2-piece white suite comprising low suite w.c. with push button flush and corner pedestal washbasin with chrome mixer tap, part-tiled walls, extractor fan and Karndean flooring.

STUDY: 2.8m x 2.6m (9'1" x 8'5"); with television point, BT telephone point, recessed spotlighting, Karndean flooring, glazed French doors opening onto the rear garden.

UTILITY: 2.8m x 2.3m (9'1" x 7'7"); with coved cornicing, fitted range of white gloss units with wood effect laminate working surface, one bowl stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble drier, wall-mounted Baxi combination central heating boiler concealed inside wall cupboard, coved cornicing.

FIRST FLOOR:

LANDING: With spindle staircase off to the second floor, wall-mounted Nest wi-fi thermostat and coved cornicing.





DINING KITCHEN: L-shaped room 4.8m x 5.0m narrowing to 2.9m (15'9" x 16'6" narrowing to 9'8"); fitted range of modern white gloss wall and base units with complementary wood effect laminate working surface and tiled splashback with under unit lighting, breakfast bar, integrated stainless steel double electric oven with 4-ring stainless steel gas hob and stainless steel extractor canopy over, integrated stainless steel microwave, fridge freezer and dishwasher, one and a half bowl single drainer sink unit with mixer tap, recessed spotlighting, coved cornicing, integrated speaker system, Karndean flooring, space for dining table and chairs. Open to:

LOUNGE: 5.0m x 4.2m narrowing to 3.6m (16'6" x 13'8" narrowing to 11'9"); with coved cornicing, integrated speaker system, television point, wall-mounted contemporary fireplace, PVC glazed French doors opening onto balcony with wrought iron railings offering views across Pendle Water and towards the college playing fields.

SECOND FLOOR:

LANDING: With access via drop-down ladder leading to partly boarded loft.

BEDROOM ONE: 3.3m x 3.3m (10'10" x 10'11"); with coved cornicing, television point, integrated speaker system and built-in wardrobe.

EN-SUITE: With modern 3-piece white suite comprising low suite w.c. with concealed cistern and push button flush, vanity washbasin with chrome mixer tap and cupboards under and corner shower enclosure with mermaid shower panels and Grohe thermostatic shower, chrome heated ladder style towel rail, recessed spotlighting, extractor fan, part-tiled walls, tiled floor.

BEDROOM TWO: 3.8m x 2.7m (12'7" x 8'10"); with integrated speaker system, large walk-in wardrobe, outlooks across Pendle Water.

BEDROOM THREE: 2.8m x 2.2m (9'4" x 7'4"); with integrated speaker system, coved cornicing and walk-in wardrobe.

BATHROOM: With modern 3-piece Roca white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap and panelled bath with shower tap fitment, fitted glass shower screen, fully tiled walls, tiled floor, chrome heated ladder style towel rail, recessed spotlighting, extractor fan and shaver point.

OUTSIDE: The property is situated on a corner plot with a generous block paved parking area to the front leading to a single integral GARAGE 6.3m x 2.6m (20'4" x 8'8") with roller shutter door, power and light. Access along the side of the house leading to an enclosed south facing rear garden with paved patio, lawn and gravelled patio with concrete post and timber panel fencing.





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

VIEWING: By appointment with our office.

RESTRICTIONS: No Pets; No Smokers; No DSS.

DEPOSIT: £900.00.

AVAILABLE: End November 2017. **UNFURNISHED.**

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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