

7 JAMES STREET
BARROWFORD
BB9 6HR

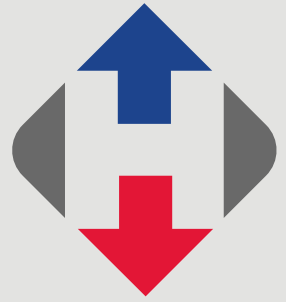
£650 per month



- Impressive character cottage
- Beautifully presented
- Fantastic spacious dining kitchen
- Lounge with cast iron stove
- 4 bedrooms, excellent bathroom
- Tucked away & traffic free
- Front & rear stone paved patios
- Unfurnished. Available immediately.

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A wonderful opportunity to rent a substantial, attractively presented terraced cottage situated in the highly desirable and sought after village of Barrowford, within superb walking distance of Booths supermarket, a range of village amenities and Barrowford Park and only a short drive to the M65 motorway network and excellent transport links. Formerly two back to back cottages this property, now converted, has been lovingly restored and offers well appointed accommodation throughout and provides fantastic light and airy rooms which are deceptively spacious. The property is enhanced with an impressive dining kitchen with built-in oven and Rayburn, excellent cellar storage and a sizeable lounge with feature cast iron stove and fireplace. The first floor enjoys four bedrooms, a generous landing and a lovely three piece bathroom suite. Externally to the front and rear of the property are enclosed stone paved patio areas. Early viewing is highly recommended.



LOCATION: From our Barrowford office proceed left along Gisburn Road in the direction of Higherford, at the mini roundabout turn left onto Halstead Lane; James Street is the fourth turning on the left hand side.

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

ENTRANCE VESTIBULE: With wood glazed front door and surround, tiled flooring.

LOUNGE: 5.1m x 4.8m (16'10" x 15'10"); internal wood glazed door, coved cornicing, polished solid wooden flooring, staircase leading to first floor, feature fireplace with wood surround and tiled hearth and inset housing cast iron multi-fuel stove, television point, double doors leading to:-

KITCHEN: 5.1m x 4.6m (16'9" x 14'11"); spacious fitted kitchen with a range of grey wall and base units with complementary laminate working surfaces, tiled splashback, stainless steel one and a half bowl sink drainer unit with mixer tap, plumbing for washing machine, vented for dryer, integrated electric oven with 4-ring gas hob, built-in Rayburn cast iron range cooker with built-in central heating boiler, television point, stone flagged flooring, rear wood glazed door leading to outside, understairs storage cupboard with steps leading down to 2 x cellar store rooms.

FIRST FLOOR:

LANDING: With spindle balustrade.

BEDROOM ONE (rear): 5.0m x 3.2m (16'6" x 10'6" max, 8'2" min); with elevated rooftop outlooks.

BEDROOM TWO (front): 3.1m x 2.6m (10'1" x 8'8"); with laminate flooring, recessed spotlighting, pleasant outlooks.





BEDROOM THREE (rear) 3.3m x 2.0m (10'9" x 6'7"); with laminate flooring, telephone point, rooftop elevated views.

BEDROOM FOUR (front): 2.3m x 2.0m (7.6" x 6'5"); television point, pleasant outlooks.

BATHROOM: With 3-piece white suite comprising panelled bath with central mixer tap, large fixed rain shower head and additional shower over, low suite W.C., vanity wash basin with mixer tap and cupboard under, chrome heated towel rail, built-in storage cupboard, part tiled walls, tiled flooring, extractor fan, recessed spotlighting, wall lights, loft access.

OUTSIDE: Enclosed stone patio to rear with fencing, stone wall and gate access to the side, front stone paved patios and pathways with raised stone planted borders, stone wall and side gate access with pleasant front outlooks.

HEATING: Central heating via Rayburn built-in boiler and multi fuel stove complemented by sealed unit double glazing in wood frames.

DEPOSIT: £750.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. No DSS.

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 banker's draft, Building Society counter cheque, 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

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



7 James Street, Barrowford, BB9 6HR
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