

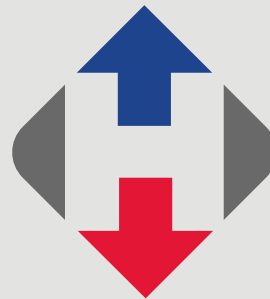
17 GISBURN ROAD
BARROWFORD
BB9 8NB

£500 per month



- Stonebuilt mid terrace house
- Two bedrooms plus attic room
- Lounge with feature fireplace
- Modern fitted dining kitchen
- Three-piece bathroom with shower
- Enclosed rear yard
- Convenient location
- Unfurnished. Available end of June '18.

Enjoying an excellent and convenient position in the desirable and sought-after Pendleside village of Barrowford and being only a short drive from the M65 motorway network makes this stonebuilt terrace property ideal for those needing to commute. The accommodation comprises an attractive lounge with feature fireplace, spacious dining kitchen with built-in oven and hob, two bedrooms, a modern three-piece white bathroom and the attic space has been converted lending itself to a variety of uses. Externally there is an enclosed rear yard with gated access.



LOCATION: From our Barrowford office proceed along Gisburn Road in the direction of Nelson and the property can be found on the right hand side, just before the bridge.

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

LOUNGE: 4.2m x 4.1m (13'10" x 13'4" maximum into alcove); feature fireplace surround marble mantle, inset and hearth housing electric fire, television point, wall light points, doorway with staircase to first floor.

DINING KITCHEN: 4.1m x 3.4m (13'5" x 11'3"); with a range of light wood effect wall and base units with complementary laminate working surfaces and tiled splashback, stainless steel single sink drainer unit with chrome mixer tap, built-in electric oven with 4-ring gas hob and extractor filter canopy over, space and plumbing for washing machine, space for dryer, fridge and dining table, recessed spotlighting, external door to rear of property.

FIRST FLOOR

BEDROOM ONE: 4.1m x 3.4m (13'5" maximum into alcove x 11'3"); with walk-in storage cupboard, television point, recessed spotlighting.

BEDROOM TWO: 3.4m x 2.1m (11'3" x 6'9"); with walk-in storage cupboard.

BATHROOM: Modern 3-piece suite comprising pedestal wash basin with chrome mixer tap, low suite w.c. with push button flush and panelled bath with shower over and glass shower screen.

SECOND FLOOR

ATTIC ROOM: 5.7m x 3.6m (18'10" x 11'11" some limited headroom); with Velux window.





OUTSIDE: To the front of the property is a garden forecourt and an enclosed yard to the rear with gate access.

HEATING: Gas central heating.

AVAILABLE: End of June 2018. Unfurnished.

VIEWING: By appointment with our office.

RESTRICTIONS: No Pets. No Smokers. No DSS.

DEPOSIT: £600.00

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

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

