

18 HALSTEAD LANE
BARROWFORD
BB9 6HH

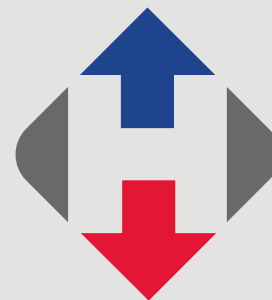
£525 per month



- Stonebuilt mid terrace house
- Lounge with feature fireplace
- Pleasant & convenient location
- 4-pce modern white bathroom
- 2 bedrooms
- Gas Central heating
- Double glazing
- Unfurnished. Available End of June.

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A beautifully presented stonebuilt mid terrace house situated in the popular Pendleside village of Barrowford and just a short drive from the M65 motorway network, making it a convenient location for those needing to commute. The accommodation is arranged over two floors and briefly comprises to the ground floor; a spacious lounge with a feature fireplace, modern dining kitchen with built-in oven and hob, two bedrooms and a modern 4-piece white bathroom. The property is further complimented by the modern day comforts of gas fired central heating and double glazing. Externally, to the front of the property is a paved forecourt garden and to the rear is an enclosed yard with gated access and a large timber storage shed.



LOCATION: From our Barrowford office travel in the direction of Higherford, turn left into Halstead Lane and proceed up the hill, the property is located on the right hand side.

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

LOUNGE: 4.5m maximum into alcove x 4.2m (14'9" maximum into alcove x 13'11"); with coved cornicing, feature fireplace with 'Living Flame' pebble effect gas fire set in an attractive timber surround with marble hearth and inset, wall light points, television point, oak coloured laminate flooring, recess spotlighting.

DINING KITCHEN: 4.5m x 2.7m (14'9" x 8'9"); with an attractive range of modern fitted wall, base and drawer units with complementary wood effect laminate working surfaces, tiled splashback, 1½ bowl single drainer sink unit with chrome mixer tap, built-in Stoves double electric oven, 4-ring gas hob with chrome and glass extractor canopy over, integrated dishwasher, space and plumbing for a washing machine, space for fridge freezer, space for dining table, recess spotlighting, coved cornicing, understairs storage cupboard, PVC external door to rear of property.

FIRST FLOOR

LANDING: Spacious landing.

BEDROOM ONE (front): 4.5m maximum into alcove x 4.2m (14'10" maximum into alcove x 13'10").

BEDROOM TWO (rear): 3.6m x 1.9m maximum (11'8" x 6'2" maximum); with coved cornicing, recessed spotlighting, loft access point with drop down ladder leading to partially boarded loft.





BATHROOM: With a modern 4-piece white suite comprising pedestal washbasin, low suite w.c., panelled bath with mixer tap and handheld shower attachment, shower cubicle with Mira power shower, tiled walls, shaver point, coved cornicing, built-in storage cupboard housing wall mounted gas fired combi boiler, recessed spot lighting.

OUTSIDE: To the front of the property is a pleasant paved forecourt garden with planted border and steps leading up to the front door. To the rear is an enclosed yard with gated rear access, cold water tap and a large timber storage shed.

HEATING: Gas fired hot water central heating system.

DEPOSIT: £650.00

AVAILABLE: End of June 2018. Unfurnished.

VIEWING: By appointment with our office.

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 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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18 Halstead Lane, Barrowford 10/06/18

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