

350 GISBURN ROAD
BLACKO
BB9 6LS

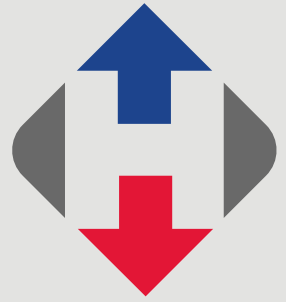
£680 per month



- Beautifully presented stonebuilt cottage
- Renovated property with lovely views
- Lounge with feature open fireplace
- Sizeable modern fitted dining kitchen
- Contemporary 3-pce shower room
- Delightful rear garden & rear yard
- Parking for 3 cars; favoured village loc.
- Unfurnished. Available Immediately.

honeywell-lettings.co.uk

Situated in the highly sought-after village of Blacko and within comfortable walking distance of local village amenities, this attractive stonebuilt cottage offers beautiful accommodation which enjoys excellent views over neighbouring countryside. Recently renovated throughout it is arranged over two floors and offers on the ground floor a good-sized lounge with open fireplace and a generous modern fitted dining kitchen. To the first floor are two sizeable bedrooms and a luxurious contemporary shower room. Externally, the cottage boasts private rear parking for 3 cars and an excellent raised separate lawned garden area and rear yard. The property is further enhanced by the modern day comforts of gas fired central heating and PVC double glazing. Early viewing is highly recommended.



LOCATION: From our Barrowford office continue along Gisburn Road towards Higherford. On entering Blacko the property can be found on the right hand side.

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

ENTRANCE: With PVC front door, staircase leading to first floor.

LOUNGE: 4.2m x 4.2m (13'10" x 13'9"); with television point, telephone point, feature wooden fireplace surround with tiled hearth and inset, housing open fire.

DINING KITCHEN: 5.1m x 3.2m (16'10" x 10'7"); sizeable recently installed fitted kitchen with an attractive range of cream high gloss wall and base units with complementary wood finish laminate working surfaces, tiled splashback, 1½ bowl stainless steel sink drainer unit with mixer tap, plumbing for washing machine and dishwasher, space for dryer, large dual-fuel range cooker with built-in electric oven and grill and gas hob with stainless steel extractor filter canopy over, LED ceiling spotlights, understairs storage cupboard, tiled flooring, PVC glazed door to outside.

FIRST FLOOR

LANDING.

BEDROOM ONE (front): 4.3m x 4.2m (14'2" x 13'8" max); with loft access, built-in wardrobes with cupboard over, lovely outlooks across adjoining fields and countryside.

BEDROOM TWO (rear): 3.3m x 2.6m (10'9" x 8'6"); with newly fitted high gloss wardrobes, attractive open aspects over rear garden.

SHOWER ROOM: Spacious contemporary 3-pce suite comprising large wet room style walk-in double shower enclosure with fixed glazed screen surround with thermostatically controlled large rain shower





head and additional smaller shower head fitment, low suite w.c. with push button flush, vanity wash basin with mixer tap with granite surface surround and built-in drawers under, chrome ladder style radiator, LED spotlighting, vinyl fitted flooring.

OUTSIDE: Dressed front garden forecourt with plumb slate and pebbles with shrubs and planted borders. To the rear there is excellent private parking for up to 3 cars and a delightful lawned rear garden adjoining open fields with shrubs and trees and outlooks across towards Blacko Tower. There is private enclosed stone paved rear patio yard area with boundary wall and gate access.

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

AVAILABLE: Immediately. Unfurnished.

VIEWING: By appointment with our office.

RESTRICTIONS: No Pets. No Smokers. No DSS.

DEPOSIT: £850.00





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

