

16 JOHN STREET  
BARROWFORD  
BB9 6HZ

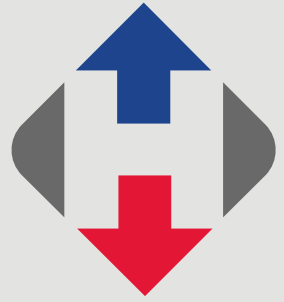
£525 per month



- Attractive mid terrace house
- Excellent tasteful accommodation
- Superb kitchen with new oven & hob
- Lounge; private yard with large store
- 2 bedrooms, Gas CH, PVC DG
- Modern 3-pce bathroom with shower
- Desirable tucked away location
- Unfurnished. Available immediately.

[honeywell-lettings.co.uk](http://honeywell-lettings.co.uk)

This pleasant stonebuilt mid terrace house, situated on John Street, is tucked away in a popular location just on the outskirts of the village and only a short walking distance to many local amenities including shops, primary school and park and with excellent transport networks nearby. The accommodation is attractively presented and has been redecorated throughout and new carpets have been installed. The ground floor provides a lounge with fireplace and a modern high gloss fitted kitchen with new oven and hob. The first floor offers two bedrooms and an attractive three-piece modern white bathroom. Externally there is a pleasant enclosed rear yard with large store and the property is complemented by gas central heating and PVC double glazing. Early viewing is highly recommended.



**LOCATION:** From our Barrowford office, proceed left along Gisburn Road in the direction of Higherford, continue over the mini roundabout and turn left onto Park Street and immediately left onto Bank House Street, John Street is the next turning on the right hand side.

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

**ENTRANCE:** With double glazed composite front door.

**LOUNGE:** 4.1m x 4.1m (13'5" x 13'4"); with television point, feature fireplace surround with stone hearth, open tread staircase leading to first floor, wood-style flooring.

**DINING KITCHEN:** 3.7m x 3.3m (12'1" x 10'9"); modern high gloss arrangement of white and grey fitted wall and base units with complementary laminate working surfaces, brand new integrated stainless steel electric oven and 4-ring electric hob, stainless steel extractor filter canopy with stainless steel splashback, plumbing for washing machine and dishwasher, space for American style fridge freezer, single stainless steel sink drainer unit with mixer tap, telephone point, vinyl fitted flooring, PVC glazed rear door, recessed spotlighting.

#### FIRST FLOOR

**LANDING:** With loft access.

**BEDROOM ONE:** 4.1m x 3.2m (13'4" x 10'6"); with fitted double wardrobe.

**BEDROOM TWO:** 3.3m x 1.7m (10'9" x 5'5"); with built-in storage cupboards.







**BATHROOM:** Modern 3-pce white suite, comprising panelled bath with large fixed rain shower and additional thermostatic shower, low suite w.c with push button flush, pedestal wash basin with mixer tap, part-panelled walls, vinyl tiled flooring, built-in storage cupboard, extractor fan, recessed spotlighting.

**OUTSIDE:** Pleasant rear yard area, part-laid with Astroturf and raised stone pebble planting borders, good-sized store with power and lighting, vented for dryer, boundary wall and rear gate access.

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

**DEPOSIT:** £650.00

**AVAILABLE:** Immediately. Unfurnished.

**VIEWING:** By appointment with our office.

**RESTRICTIONS:** No Pets. No Smokers. No DSS.

**ENERGY PERFORMANCE:** The property rating is D.

#### 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**



16 John Street, Barrowford 040818

**Selling your house?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ  
T: 01200 426041 E: [houses@honeywell.co.uk](mailto:houses@honeywell.co.uk)

The Fountains, Barrowford. BB9 8LQ  
T: 01282 698200 E: [barrowford@honeywell.co.uk](mailto:barrowford@honeywell.co.uk)

 HoneywellEstateAgents

 HoneywellAgents

**[honeywell.co.uk](http://honeywell.co.uk)**

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.