

39 PASTURE LANE
BARROWFORD
BB9 6ES

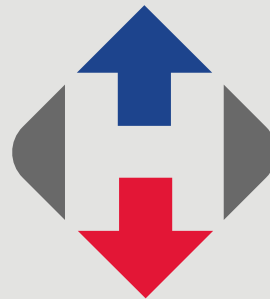
£495 per month



- Desirable double fronted end cottage
- Attractive accommodation
- Modern kitchen with appliances
- Lounge with stove; lawned rear garden
- Sizeable open double bedroom
- Bright 3-piece bathroom
- Favoured village location
- Unfurnished. Available immediately

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This superbly presented double-fronted end terraced cottage is situated in a much favoured residential area, within walking distance to local amenities. The delightful accommodation is arranged over two floors and offers on the ground floor; a good sized open lounge with multi fuel stove and French doors to outside which is open to a roomy modern fitted kitchen with a range of integrated appliances. To the first floor is a fantastic spacious open plan bedroom and there is also an excellent three piece house bathroom. Externally, the cottage boasts a beautiful landscaped rear garden with lawned area and stone patio which pleasantly adjoins an open field. Viewing is highly recommended.



LOCATION: From our Barrowford office travel along Gisburn Road in the direction of Higherford, turn left into Pasture Lane, proceed up the hill and the property is located on the left.

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

ENTRANCE: Through PVC front door.

KITCHEN: 3.0m x 2.9m (9'9" x 9'6"); attractive modern fitted kitchen with a range of solid wood fronted wall and base units with complementary solid wood working surfaces, integrated fridge freezer, plumbing for washing machine, Belfast ceramic sink with mixer tap and drainer, integrated stainless steel electric oven with 4-ring electric hob and stainless steel extractor filter canopy over, splashback, laminate flooring, open archway leading to:-

LOUNGE: 4.6m x 3.0m (15'0" max, 5'8" min x 9'10" max, 9'1" min); L-shaped room with feature stone fireplace surround and hearth housing cast iron multi fuel stove, television point, telephone point, built-in cupboard, open wood staircase leading to first floor, PVC French doors leading to rear garden.

FIRST FLOOR:





BEDROOM: 6.1m x 4.6m (20'11" max, 8'9" min x 15'1" max, 8'8" min); generous L-shaped room with windows to front and side elevations, period decorative fireplace, loft access, attractive wooden spindle balustrade.

BATHROOM: 3.1m x 1.8m (10'2" x 5'11"); spacious 3-pce white suite comprising panelled bath with thermostatically controlled shower over, low suite w.c., pedestal wash basin, laminate tiled flooring, partially tiled walls, built-in storage cupboard also housing wall mounted combination gas central heating boiler.

OUTSIDE: Private side store area perfect for bin storage, gate access with timber fencing surround. To the rear is an excellent landscaped garden which is not overlooked and enjoys outlooks over the adjoining field, largely laid to lawn with pleasant planted borders and stone paved patio area.

DEPOSIT: £571.00

RESTRICTIONS: Unfortunately no housing benefit claimants can be considered due to a restriction in the landlord's mortgage term. No Pets. No smokers.

AVAILABLE: Immediately. Unfurnished.

HEATING: Gas fired central heating.

ENERGY PERFORMANCE: The energy rating for this property is E.

Please Note

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

Payment of the first month's rent and deposit MUST be made by bank transfer, Building Society counter cheque or debit card. 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.



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