

6 OAK CLOSE
BARROW
BB7 9FH

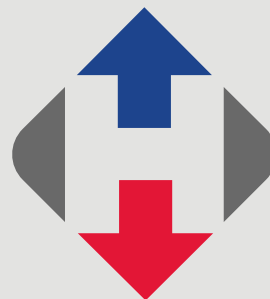
£550 per month



- Modern mews house
- Cloakroom, newly fitted kitchen
- Refurbished throughout
- Private parking, garden areas
- Two bedrooms
- Good-size lounge
- Contemporary bathroom with shower
- Unfurnished. Available immediately.

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Enjoying a sought-after cul-de-sac location in an excellent residential area in the popular village of Barrow, mid-way between Clitheroe and Whalley and convenient for access to the A59, this modern mews house is presented to a high standard throughout.



The property has been completely refurbished and offers two-piece cloakroom, contemporary fitted kitchen, spacious lounge, two bedrooms and a newly fitted bathroom with shower.

Outside, there is private parking, small front garden and good-sized patio rear garden.

LOCATION: On entering Barrow from the Clitheroe direction, continue through the village centre towards Whalley. Turn left into Chestnut Crescent, and take the first turning on the left into Oak Close.

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

ENTRANCE HALL: Staircase to first floor.

CLOAKROOM: Brand new 2-piece suite comprising washbasin and low suite w.c.

KITCHEN: 2.7m x 1.9m (8'9" x 6'4"); range of newly installed wall and base units with complementary laminate working surfaces, built-in electric oven, 4-ring gas hob with extractor over, plinth heater, plumbing for washing machine.

LOUNGE: 4.1m x 3.8m (13'6" x 12'5"); with patio doors to rear garden, under-stairs storage cupboard.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 2.8m x 3.1m (9'4" x 10' plus alcove); built-in wardrobe.

BEDROOM TWO: 2.9m x 2.0m (9'7" x 6'8").

BATHROOM: With modern, newly fitted 3-piece white suite comprising pedestal washbasin, low suite w.c. and panelled bath with shower over.

OUTSIDE: Small front garden area, low-maintenance patio rear garden and private parking for two cars.





DEPOSIT: £663.00.

RESTRICTIONS: No Pets. No Smokers. Unfortunately no Housing Benefit claimants can be considered due to a restriction in the Landlord's mortgage term.

AVAILABLE: Immediately.

EPC: The energy efficiency rating for this property is D.

COUNCIL TAX: Band B.

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 or cash.





6 Oak Close, Barrow, BB7 9FH

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LANDORDS!**

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