

7 BACK GISBURN ROAD  
BLACKO  
BB9 6LT

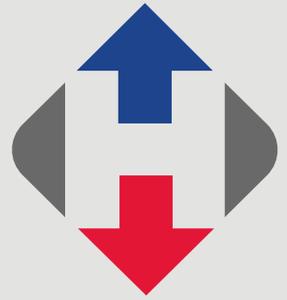
£500 per month



- Stonebuilt back-to-back cottage
- Generous lounge open to kitchen
- 3-piece white bathroom with shower
- Favoured village location
- Large double bedroom
- Gas CH & PVC DG. Parking space
- Tucked away & traffic free
- Unfurnished. Available immediately.

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**A well-presented back-to-back cottage situated in a tucked away and traffic free position within the popular village of Blacko. The accommodation is arranged over two floors and briefly comprises to the ground floor, spacious open plan lounge with attractive fireplace, kitchen area with cream painted units and built-in oven and hob. To the first floor there is a double bedroom with fitted cupboards and a white 3-piece bathroom with shower. Externally, the property benefits from a private parking space, a useful stonebuilt store and decked seating area and is complemented by gas central heading and PVC double glazing.**



**LOCATION:** Travelling into Blacko from Higherford, proceed straight on, at the Rising Sun Public House turn right opposite the car park and the property can be found on the left hand side.

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

**ENTRANCE:** With PVC front door, cupboard housing meter box.

**LOUNGE:** 4.0m x 3.8m (13'2" x 12'7" into alcove area); with laminate flooring, staircase leading to first floor, decorative stone fireplace, open to:

**KITCHEN:** 3.2m x 2.2m (10'7"x 7'1"); with a range of cream fitted wall and base units with complementary laminate working surfaces, stainless steel single sink drainer unit with mixer tap, plumbing for washing machine, space for fridge, integrated electric oven with 4-ring gas hob and extractor filter canopy over, understairs storage cupboard with space for fridge freezer.

**FIRST FLOOR:**

**LANDING:** Attractive spindle balustrade.

**BEDROOM:** 4.0m x 3.0m (13'3" x 9'9"); with a range of fitted cupboards.

**BATHROOM:** With 3-piece white suite comprising panelled bath with shower over, pedestal washbasin, low suite w.c., wall mounted combination gas central heating boiler.





**OUTSIDE:** Private parking space. Useful stonebuilt store and decked area which could be utilised for seating.

**DEPOSIT:** £576.00

**RESTRICTIONS:** Pets considered. No Smokers. Minimum 12-month tenancy.

**AVAILABLE:** Immediately.

**EPC:** The energy efficiency rating for this property is E.

**COUNCIL TAX:** Band A.

### **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.





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