

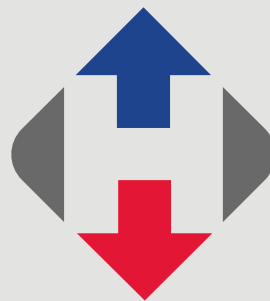
17 CHURCH STREET
BARROWFORD
BB9 6EB
£625 per month



- Stonebuilt back-to-back cottage
- 3-piece shower room
- Convenient for village centre
- Gas CH & PVC DG
- Open plan lounge and kitchen
- Two bedrooms
- Forecourt front patio
- Unfurnished. Available immediately.

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A stonebuilt back-to-back cottage situated in this convenient location within walking distance of Barrowford centre and its wealth of local amenities.



This attractive cottage has an open plan lounge and kitchen with feature fireplace, exposed beams and fitted kitchen with oven and hob. Upstairs there are two bedrooms and a 3-piece shower room. Viewing is recommended.

LOCATION: Travelling through Barrowford along Gisburn Road in the direction Higherford turn sharp left opposite the park up the hill into Church Lane. The house can be found on the left hand side after approximately 250 yards.

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

OPEN PLAN LOUNGE AND KITCHEN: 4.7m x 4.6m (15'4" x 15'2");

Lounge area: with feature fireplace with attractive surround housing 'Living Flame' gas fire, corner staircase off to the first floor, feature exposed beams.

Kitchen area: with a range of wood effect laminate wall and base units with complementary laminate work surface and tiled splashback, Stainless steel electric fan oven, stainless steel 4-ring gas hob with extractor over and integrated fridge.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.9m x 2.4m (12'8" x 7'10"); with built-in storage cupboard with hanging and second storage cupboard.

BEDROOM TWO: 2.3m x 1.9m (7'5" x 6'2"); with wall-mounted central heating boiler.

SHOWER ROOM: Housing three-piece suite comprising low suite w.c., pedestal washbasin and shower enclosure with electric shower, part-tiled walls and extractor fan.

OUTSIDE: Garden forecourt which is a stone paved patio area with wrought iron railings.





DEPOSIT: £721.00

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band A, £1599.71 per annum.

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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