



10 Barrow Brook Close, Barrow BB7 9UN

To Let: £1175 PCM Unfurnished

A modern, detached family home constructed in 2012 and located on this highly popular residential development mid-way between Whalley and Clitheroe. The property has a fabulous Orangery added to the rear and air conditioning installed throughout. The internal accommodation briefly comprises an entrance hallway and cloaks, lounge, dining kitchen, four bedrooms, en-suite and family bathroom. Externally there is a front lawn, spacious driveway, low maintenance rear garden and a double garage.

- Pets by negotiation
- Non Smokers Only



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Entrance Hallway - with storage cupboard, stairs to the first floor.

Cloaks - with a two piece suite in white comprising a low suite wc, wash hand basin.

Lounge 19'11" x 10'7" (6.07 x 3.24m) - with limestone flagged flooring, patio doors leading to the

Orangery 17'6" x 15'1" (5.35 x 4.60m) - of high quality construction with by-folding doors to one wall, limestone flagged flooring, air conditioning unit.

Large Dining Kitchen 19'11" x 10'6" (6.07 x 3.21m) - with a modern range of wall and base units, integrated appliances comprising an electric oven + microwave, gas hob and chrome extractor canopy, dishwasher, fridge / freezer, **Separate Dining Area** - with bay window

Utility Room - with fitted units to match the kitchen, plumbing for washer

First Floor - with airing cupboard

Bedroom 1 12'4" x 10'11" (3.78 x 3.33m) - double with **En-Suite Shower Room** comprising a fully tiled shower cubicle, low suite wc, wash hand basin.

Bedroom 2 10'8" x 9'10" (3.27 x 3.00m) - double

Bedroom 3 8'4"max x 8'0" (2.56max x 2.44m) - single

Bedroom 4 10'10" x 8'9" (3.32 x 2.67m) - currently containing a range of home office furniture comprising desks, cupboards, shelving + display cabinets

Bathroom - with a modern three piece suite in white comprising a panel bath with glass shower screen + plumbed shower over, low suite wc, wash hand basin, chrome heated towel radiator.

Outside To the front of the property is a garden area, driveway with parking for 3 / 4 vehicles and a

Double Garage with lighting & power.

To the Rear is an enclosed courtyard garden which has been block paved for ease of maintenance.

Council Tax Band E Energy Efficiency Rating Band C

Location - Leaving Clitheroe via Whalley Road proceed until you reach the A59 roundabout and then turn right.

At the next roundabout take the second exit and proceed straight ahead through the next roundabout, continuing into Barrow Brook Close where No 10 can be found on the right hand side.

Assured Shorthold Tenancy. Unless stated otherwise properties are available on an Assured Shorthold Tenancy for an initial period of 6 months.

Viewings. Viewings of all properties are strictly by appointment with this office.

Appliances. Appliances mentioned in the description have not been tested as to their working condition. For a full list of contents and appliances please see the property inventory which will be supplied by Athertons Lettings for managed properties or by the Landlord for non-managed properties.

Telephone. Where there is a telephone line in the property reconnection will be at the tenant's expense.

Damage Deposit. The successful applicant will be required to pay a Damage Deposit (usually equal to one months rent) which is refundable at the end of the tenancy.

Rent. Unless stated otherwise the rent is exclusive of gas, electricity, oil, water, telephone charges and Council Tax. In order to be able to rent this property your annual income should be at least 30 times the monthly rent.

Standard Charges. There is an application fee of **£75** plus **£125** for legal tenancy agreements. Payment of the first month's rent & damage deposit to be paid by bank transfer if possible.

Property Misdescriptions Act

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All descriptions, plans, dimensions, references to condition, or suitability for use, and necessary permission for use, occupation and other details are given in good faith and are believed to be correct and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

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