

Because life is

PettyTM
Real

1 The Bullion
Barley
BB12 9JX



For Sale

£1,150 PCM

- ***RENT INCLUDES A GARDNER***
- Modern kitchen
- Council Tax: D & EPC: D
- Excellent views of Pendle Hill
- Double garage

- Three bedrooms
- Large garden
- Off road parking
- Deposit £1150
- NO SMOKERS



RENT INCLUDES A GARDENER

Situated in the heart of the beautiful picturesque Village of Barley and abutting open fields is this lovely, well presented home. Offering family sized accommodation arranged over two floors, the property briefly comprises to the ground floor, a superb modern kitchen with appliances and a spacious lounge with patio doors leading to a large conservatory.

To the first floor there are three bedrooms and a modern 4-piece bathroom. The property benefits from views of the surrounding countryside and is set on a generous plot with gardens, mainly laid to lawn with paved patio areas and outlooks towards Pendle Hill.

There is a driveway providing parking for several vehicles and a double garage. The property is further complimented by the modern day comforts of UPVC double glazing and oil fired central heating.

This offers a fantastic opportunity to live and enjoy village life in the historic Pendle Witch Country. Internal viewing is essential to fully appreciate all that this wonderful home has to offer.

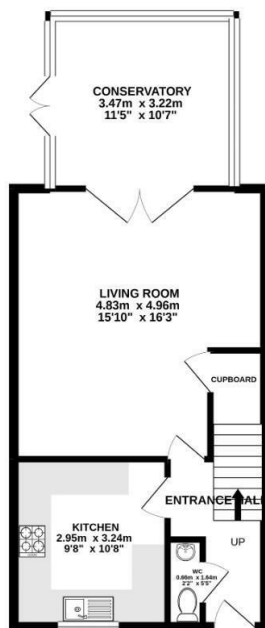
From our Barrowford office travel along Gisburn Road in the direction of Higherford. Turn left into Pasture Lane. Continue along Pasture Lane, turning left at the junction, travelling along Blacko Bar Road and at the cross-roads turn right in direction of Barley. At the next cross-roads continue straight over and the property is in front of you.

Our initial tenancy agreements are for 6 or 12 months.

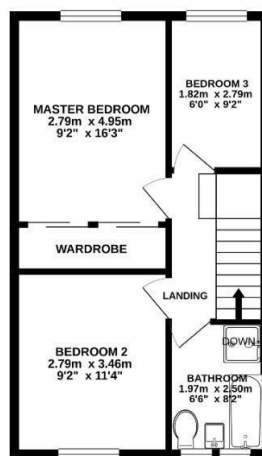
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

A holding deposit capped at one weeks rent to reserve the property. If the application is successful this can be used towards the rent and deposit.

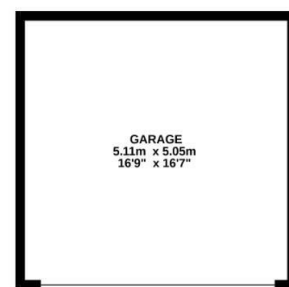
GROUND FLOOR
50.1 sq.m. (539 sq.ft.) approx.



1ST FLOOR
38.8 sq.m. (418 sq.ft.) approx.



DOUBLE GARAGE
25.8 sq.m. (278 sq.ft.) approx.



TOTAL FLOOR AREA: 114.7 sq.m. (1235 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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