

Because life is

Petty<sup>TM</sup>  
Real

13 Cleveland Street  
Colne  
BB8 0BD



For Sale

£500 PCM

- Cosy Living Room
- Spacious Kitchen/Diner
- Two Bedrooms
- Family Bathroom
- 01282 417775

- Deposit £500
- Close to Schools
- No Smokers
- Council Tax: A
- EPC: D



Explore the ease and comfort of this ideally situated property, just a stone's throw away from local transport links and the nearby Park High School.

Spread across two floors, the ground floor welcomes you with a cosy living room that seamlessly flows into the kitchen diner at the rear. The kitchen is equipped with matching wall and base units, offering ample storage and counter space for your daily requirements.

Moving upstairs, you'll find the main bedroom positioned at the front of the property, providing a serene retreat. Another bedroom and the family bathroom, complete with a toilet, sink, and bath with an overhead shower, are located towards the rear. This home is crafted for effortless living and practicality.

Take advantage of the proximity to local amenities and excellent transport connections while making this property your home. Embrace the simplicity and functionality of this well-positioned residence – arrange a viewing and envisage the possibilities today.

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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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