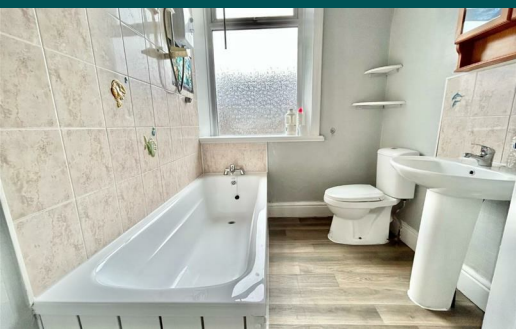


Because life is

PettyTM
Real

13 Garrick Street
Nelson
BB9 8JA



For Sale

£600 PCM

- Two Bedrooms
- Close to Transport and Network Links
- Two Reception Rooms
- Three Piece Bathroom
- Enclosed Paved yard

- Built in wardrobes
- UPVC Double Glazing
- Council Tax: A
- EPC: D
- Deposit £600



This is a great opportunity to acquire a two-bedroom mid-terrace property located on the outskirts of Nelson, in a quiet residential area close to local amenities and schools. With good transport links via bus and car, the M65 is a short drive away with access to Burnley, Colne, Blackburn, Preston, and Manchester.

The property is arranged over two floors. The ground floor briefly comprises of two reception rooms with the lounge having a built in electric fire with a wooden surround and understairs storage cupboard. The kitchen houses matching wall, base, and drawer units with contrasting work surfaces, boiler, stainless steel sink, an oven with gas hob and extractor fan.

The first floor features two double bedrooms and a family-sized bathroom. The bedroom adjoining the bathroom has the benefit of a built-in wardrobe/storage. The bathroom comprises three white piece suite, panel bath with an overhead shower, full standing wash basin, low-level W.C., and storage cupboards.

To the rear of the property is an enclosed paved rear yard that features a storage shed. The entire property benefits from the modern-day comforts of UPVC double glazing and gas central heating. Viewings are recommended.

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.

4 Manchester Road, Burnley, Lancashire, BB11 1HH

T.

Burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk