

Because life is

Petty
Real™

7 Rockville
Barrowford
BB9 6AG



For Sale

£800 PCM

- Internal viewing is imperative
- Three piece bathroom suite
- Superb village location
- Mid terrace property
- EPC : D

- Central heating
- Council Tax Band: A
- French doors leading to the rear courtyard
- Fitted wardrobes
- Deposit £800



Superbly appointed mid terrace property which has undergone a first class refurbishment to a show room standard and is located in the popular village location of Barrowford with its boutique shops and at the rear are stunning views of Pendle Water.

The property comprises hallway, lounge, dining room/living room with feature stone fireplace and French doors leading to the rear courtyard, modern fitted kitchen with built in oven and hob, dishwasher, soft close kitchen units and Velux window with views over the local countryside and Pendle Water.

To the first floor there are two good sized double bedrooms, one with fitted wardrobes and a three piece bathroom suite in white with shower over and chrome fixtures and fittings including heated towel rail. Additionally there is loft for general storage and a good sized cellar which could include a plumbed in washer if required.

The property is further complemented by the modern comforts of gas central heating and double glazing and is a credit to the current owner and an internal inspection is an absolute must to appreciate the attention to detail.

Externally, to the front is a relatively traffic free zone and to the rear is a decking area and lower patio with stunning views.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Manchester Road, Burnley, Lancashire, BB11 1HH

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

www.pettyreal.co.uk