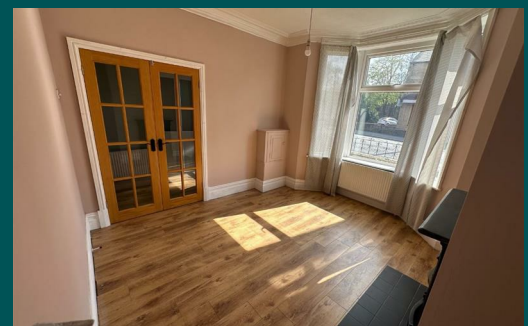


Because life is

Petty  
Real™

120 Rossendale Road  
Burnley  
BB11 5DH



For Sale

£650 PCM

- Mid terrace property
- Two reception rooms
- Modern fitted kitchen
- Two good sized double bedrooms
- EPC: D

- Council Tax Band: A
- Three piece family bathroom
- Good sized attic room
- Deposit: £650
- Internal viewing essential



This superbly presented mid terrace property is situated in the ever popular location on Rosendale Road, ideally placed for all the local town centre amenities Burnley and Padiham have to offer and only a 5 minute drive to the M65 motorway network linking into the M66 Manchester.

The accommodation comprises vestibule, hallway, lounge and living room both with feature fireplaces, superbly presented modern fitted kitchen with a range of matching wall, base and drawer units in white high gloss, tiled floor and under stairs storage.

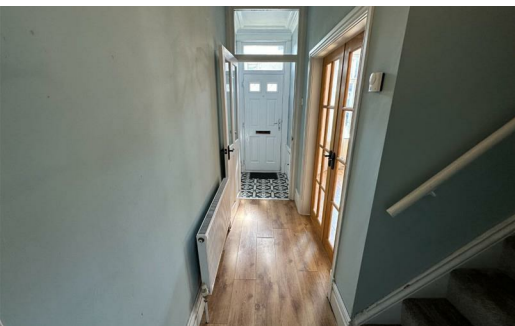
Ascending to the first floor there are two good sized double bedrooms and a three piece family bathroom suite in white with shower over and tiled floor. There is a further staircase which leads you to a good sized attic room ideal for storage, playroom or office.

The property is further complemented by the modern day comforts of gas central heating through a combination boiler and recently installed white UPVC double glazing and has been very tastefully decorated throughout in pastel colours. An internal inspection is highly 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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