

Because life is

Petty
Real™

13 Brown Square
Burnley
BB11 2SD



For Sale

£495 PCM

- Living room with electric fire
- Modern fitted kitchen
- Large yard
- Double glazing
- Close to Thompson Park

- One bedrooms
- EPC: E
- Council Tax Band A
- Deposit £495
- NO SMOKERS



An immaculately appointed stone built end terrace house situated in a convenient location being within comfortable walking distance of Burnley town centre and numerous local amenities including Thompson Park.

As you enter the property to the ground floor you are greeted by a pleasant and stylishly presented lounge with UPVC double glazed window and door, central heating radiator and laminate wood flooring.

To the rear of the property is a kitchen reflecting today's modern day family requirements. The kitchen enjoys a modern range of matching wall, base and drawer units in grey gloss. There is an inset stainless steel sink unit, electric oven and gas hob.

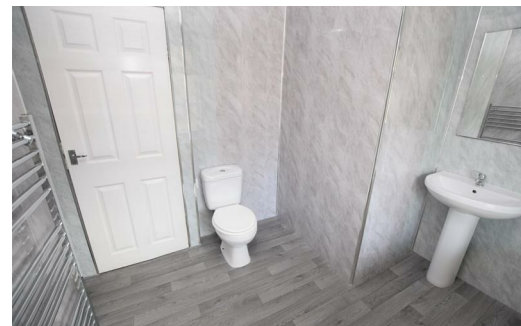
On the first floor there is a large double bedroom. The bathroom houses a modern three piece suite.

Externally there is a large yard.

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

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

www.pettyreal.co.uk