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3 Bradshaw Close
Nelson
BB9 9BB



For Sale

£575 PCM

- Two off-road car parking spaces
- Rear garden & flagged rear patio
- Bungalow
- Part Furnished
- Two bedrooms

- Close to Nelson town centre
- EPC: D
- Council Tax: B
- Deposit £575
- No Smokers



The subject property is convenient for all the amenities of Nelson town centre and is well placed for the nearby bus and train terminus providing access to all amenities of Burnley and Colne town centres.

Occupying a private location in a cul-de-sac, the accommodation comprises hallway, lounge overlooking the rear garden, dining kitchen with electric cooker, and oak coloured units, one double bedroom with freestanding bedroom furniture plus additional single bedroom and a fully tiled shower room in white with chrome fixtures and fittings.

The property is further complemented by the modern-day comforts of gas central heating through a combination boiler and double glazing.

Externally, there is a low maintenance front garden with two off-road car parking spaces and a flagged rear patio with additional shed which contains a freezer. Very tidy property in a popular location so early viewing is essential to avoid disappointment.

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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