

Because life is

Petty
Real™

20 Grenfell Gardens
Colne
BB8 9PL



For Sale

£1,750 PCM

- Executive detached property
- Lounge & formal dining room
- Kitchen with integrated appliances
- Four double bedrooms
- 01282 417775

- Tiled bathroom & en-suite shower room
- Council Tax: G
- EPC: C
- Deposit £1,750
- No Smokers



Executive four bedroom detached property in a prestigious location on the Colne Barrowford border close to The Locks , Its close proximity to the motorway network and accessibility to international airports at Manchester, Leeds and Liverpool make a home at The Locks a perfect choice for commuters. Contemporary in design the bi-folding doors to the living kitchen provide a social element by connecting both the internal and external spaces ideal for families with young children.

The four double bedrooms are well proportioned with the master boasting an en-suite shower room. The lounge and formal dining room provide additional flexibility. As you would expect every home at The Locks is built using the finest quality materials and finished to the highest standards internally to achieve a luxurious specification.

The kitchens feature a range of top quality cabinets with granite work surfaces complemented by integrated Neff appliances and stainless steel ironmongery. Bathrooms and en-suites are furnished with Villeroy and Bosch sanitary wear in white with complementary Hansgrohe brass wear in chrome finish and beautiful wall to wall tiling completes the look.

The electrical specification provides feature ceiling downlighting to the kitchen, bathrooms and en-suites; brushed steel electrical plates throughout; security alarm systems and concealed surround speaker cabling. The homes are warmed by a range of gas central heating via combination boiler and underfloor heating in some areas, a beautiful feature fireplace and a contemporary high-efficiency gas.

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

T.

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

www.pettyreal.co.uk