

Because life is

Petty<sup>TM</sup>  
Real

17 Sandhurst Street  
Burnley  
BB11 3DG



For Sale

£595 PCM

- Spacious Living Room
- Kitchen
- Two Bedrooms
- Three Piece Bathroom
- Near the town centre, transport links and parks

- 01282 417775
- Petty Real
- Deposit £575
- Council Tax Band - A
- The property is exempt from EPC and minimum energy efficiency standards



This charming two-bedroom terraced house, located in the heart of Burnley, is now available to let. Perfectly situated near the town centre, this home offers convenient access to local amenities, transport links, and beautiful parks.

The property features a welcoming reception room that provides a comfortable space for relaxation and entertaining. The well-appointed kitchen is designed for functionality and style, catering to all your culinary needs.

Upstairs, you will find two cozy bedrooms, ideal for restful nights and ample storage. The three-piece bathroom is tastefully designed, offering both practicality and comfort. This delightful home is ideal for those seeking a combination of modern living and a prime location in Burnley.

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 week's 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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