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Petty
Real™

189 Gannow Lane
Burnley
BB12 6HY



For Sale

- Stone built mid terrace house
- New kitchen
- Convenient location
- 2 Double bedrooms
- Attractive lounge

£630 PCM

- EPC - D
- 3-Piece bathroom
- Garden forecourt, rear yard
- Deposit £630
- Council Tax Band - A



This two bedroom stone built mid terrace property occupies a convenient location on Gannow Lane only a short walk from local amenities including shops, primary schools.

Enterprise Way Industrial Park & Business First Office Park are close by providing local employment. The M65 motorway is only a short distance away together with Rosegrove Train Station perfect for the commuter conscious.

The accommodation is arranged over two floors consisting of a lounge and new dining kitchen on the ground floor and on the first are two bedrooms comprising of a double to the front and a single to the rear.

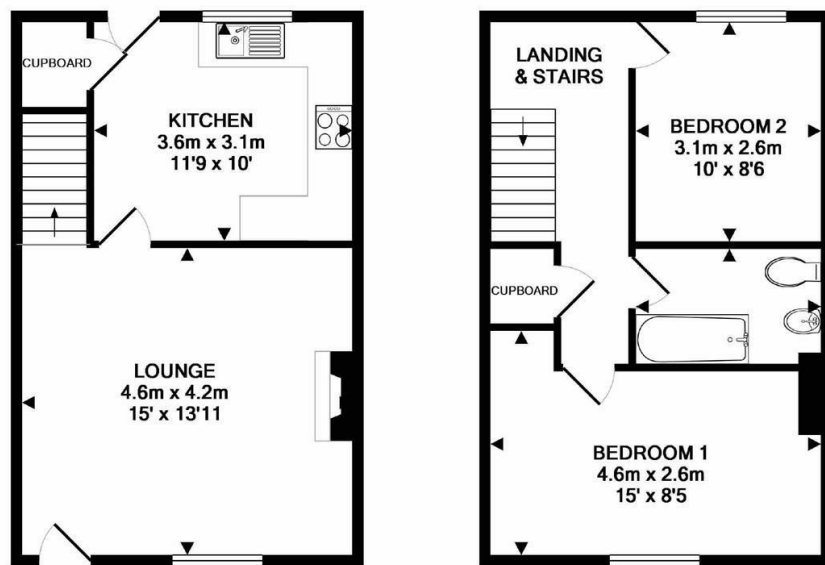
The centrally positioned bathroom houses a three piece suite.

Externally there is a garden forecourt to the front and enclosed yard area to the rear.

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.

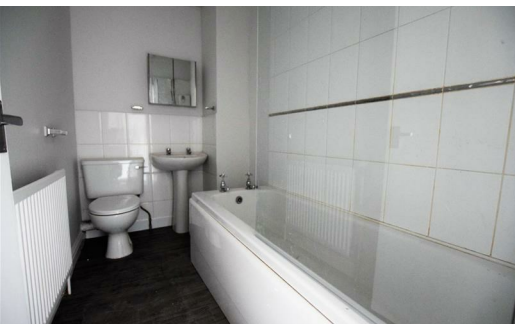


GROUND FLOOR
APPROX. FLOOR
AREA 33.3 SQ.M.
(358 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 32.9 SQ.M.
(354 SQ.FT.)

TOTAL APPROX. FLOOR AREA 66.1 SQ.M. (712 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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