

Because life is

Petty<sup>TM</sup>  
Real

3 Mellor Close  
Burnley  
BB11 4QX



For Sale

£825 PCM

- Two Bedroom Semi Bungalow
- Quiet & Popular Residential Area
- Tree Lined Position
- Re-roofed
- Gardens To Front & Rear

- Driveway & Single Garage
- Viewing is a must
- EPC: D
- Deposit £825
- Council Tax Band: C



The property comprises a two bedroomed semi-detached true bungalow occupying a quiet tree lined position. The property has been re-roofed in recent years.

The side entrance door opens to the hall with a useful cloaks cupboard. The lounge is positioned to the front with an attractive aspect over the front garden and the tree lined close. The kitchen is positioned to the rear overlooking the garden with space for dining. The utility room houses the boiler and is plumbed for an automatic washing machine.

The main bedroom is a comfortable double complete with fitted wardrobes and overlooks the rear garden. The second single bedroom overlooks the front garden.

The bathroom presently houses a new three piece bathroom suit.

Externally the front garden is gravelled for low maintenance with a red brick boundary wall and a tarmacadam driveway leads to a single garage with a manually operated up and over door.

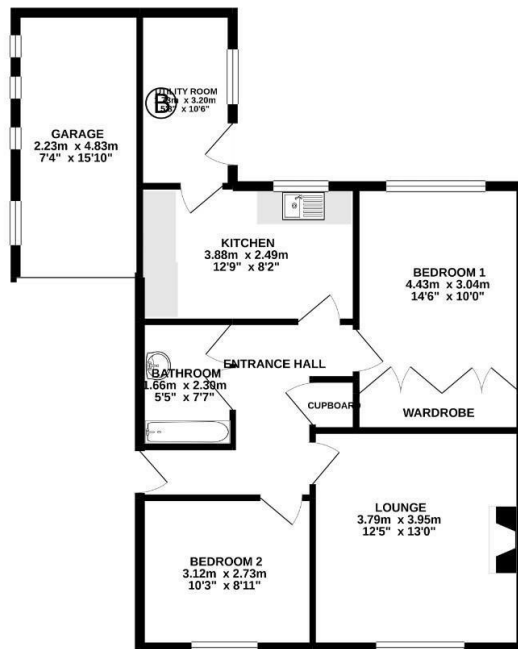
The rear garden is both gravelled and lawned with secure boundary fencing.

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.

GROUND FLOOR  
73.8 sq.m. (795 sq.ft.) approx.



TOTAL FLOOR AREA - 73.8 sq.m. (795 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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 quality or efficiency can be given.  
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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](http://www.pettyreal.co.uk)