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PettyTM
Real

16 Pinder Street
Nelson
BB9 8SB



For Sale

£625 PCM

- Garden fronted mid terraced dwelling
- Lounge with wall mounted feature electric fire
- Good sized dining kitchen
- Built in oven and hob
- 2 double bedrooms

- Three piece modern bathroom suite
- Garden forecourt
- Enclosed yard with shed for storage
- Gas fired central heating
- Deposit - £625



Attractive and modern garden fronted mid terraced dwelling, situated in an established and popular residential area off Leeds Road, ideally situated a short distance away from local amenities, public transport links, primary and secondary schools.

The property has been refurbished by the current landlord and briefly comprises, on the ground floor vestibule, lounge with wall mounted feature electric fire, good sized dining kitchen with a range of matching wall, base and drawer units in oak, with built in oven and hob, freestanding washing machine and fridge freezer.

To the first floor there is an excellent sized double bedroom with a range of fitted wardrobes. There is also a good sized second bedroom with fitted storage and a three piece modern bathroom suite in white which is half tiled with shower over.

Externally to the front of the property is a garden forecourt and to the rear is a private and enclosed yard with shed for storage.

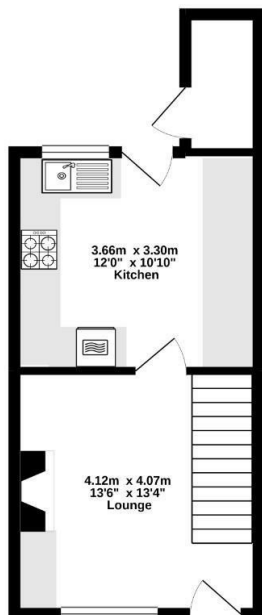
The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating.

Our initial tenancy agreements are for 6 or 12 months.

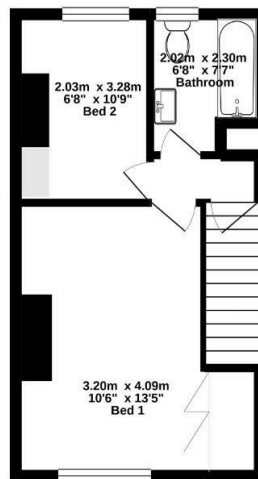
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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
26.9 sq.m. (290 sq.ft.) approx.



1ST FLOOR
23.9 sq.m. (258 sq.ft.) approx.



TOTAL FLOOR AREA: 50.9 sq.m. (547 sq.ft.) approx.

(Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, 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 quantity or efficiency can be given. House and fittings ©2020)



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