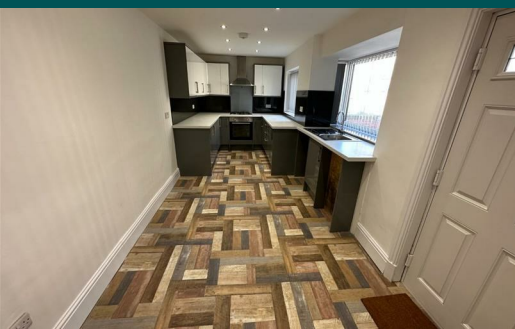


Because life is

Petty
Real™

35 Stanley Street
Colne
BB8 9DD



For Sale

£875 PCM

- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Three Piece Bathroom
- Nearby parks, schools and transport links
- Deposit £875
- EPC: E
- Council Tax Band A
- Extended Kitchen
- Modern Amenities



Welcome to this charming 3 bedroom property nestled in the vibrant community of Colne. Boasting modern comforts and convenience, this home offers a warm and inviting atmosphere for comfortable living.

Upon entering, you'll be greeted by the light-filled interior, enhanced by UPVC double glazing throughout, ensuring energy efficiency and tranquility. Stay cozy year-round with the convenience of gas central heating, providing warmth at your fingertips.

The property features two spacious reception rooms, offering versatility for relaxation, entertainment, or setting up a home office. The extended kitchen provides ample space for culinary endeavors and family meals, equipped with modern amenities and abundant storage options.

Upstairs, two double bedrooms await, each providing a peaceful retreat for rest and relaxation. A well-appointed bathroom offers convenience with its three-piece suite.

The attic has been cleverly converted into a third bedroom, providing flexibility for guests or additional living space.

Conveniently located, this property offers easy access to supermarkets, the town center, and transport links, making errands and commutes a breeze. Nearby parks and schools provide opportunities for outdoor recreation and education.

This property presents an excellent opportunity to embrace comfortable living in a desirable location. Don't miss out on making it your new home in Colne.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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