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13 Avondale Road  
Nelson  
BB9 0DA



For Sale

£525 PCM

- End terrace
- Council Tax Band: A
- Large yard with storage
- On road parking
- Two bedrooms

- Lounge with electric fire
- Modern fitted kitchen
- Three piece bathroom
- Deposit £525
- EPC: E



Located a short distance away from schools and amenities offered by Nelson town centre, this attractive end terrace house offers excellent and good sized living accommodation arranged over two floors and presents.

The property offers good sized living accommodation and comprises on the ground floor, good sized lounge with living electric fire and surround and fully fitted dining kitchen and stairs providing access to the first floor.

To the first floor is an excellent sized double bedroom to the front, good sized second bedroom to the rear with walk in storage cupboard and three piece bathroom suite.

Externally, to the front of the property is a garden forecourt and to the rear is an enclosed yard.

The property benefits from the modern day comforts of double glazing and gas fired central heating and an internal inspection is recommended.

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.



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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