

Because life is

Petty  
Real™

7 West Street  
Burnley  
BB10 3ER



For Sale

£600 PCM

- Fitted bathroom
- Rear yard with storage
- Close to Boohoo
- Two double bedrooms
- Two reception rooms

- Please call 01282 417775 to book a viewing
- Council Tax: A
- EPC: D
- Deposit £600
- Suitable for Families and professionals



Two bedroom garden fronted terrace on the ground floor there a two reception rooms and a separate kitchen. As you enter the property you find yourself in a hallway which extends to the second reception room. The first reception room features dark laminate flooring along with a grey decor scheme.

The second reception room follows a similar theme with dark laminate flooring and fresh neutral decor. This room features a stone fire surround and storage space.

The kitchen extends to the rear of the property and features modern counter units and plenty of storage space. The floors and walls are tiled emphasizing the modern aspects of the house.

To the rear of the property, you find a conservatory, this room benefits from UPVC windows and tiled flooring. In the rear yard, there are two outbuildings which are perfect for storage.

The master bedroom is situated at the front of the property and benefits from the same dark laminate flooring as the rest of the property.

The second bedroom sits at the back of the property and is deceptively spacious. This room benefits from having neutral decor and wood laminate flooring.

The bathroom has been newly renovated to a high standard.

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.



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.

4 Manchester Road, Burnley, Lancashire, BB11 1HH

T.

[burnley.sales@pettyreal.co.uk](mailto:burnley.sales@pettyreal.co.uk) [burnley.lettings@pettyreal.co.uk](mailto:burnley.lettings@pettyreal.co.uk)  
[property.management@pettyreal.co.uk](mailto:property.management@pettyreal.co.uk)

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)