

Because life is

Petty<sup>TM</sup>  
Real

33 Melville Street  
Burnley  
BB10 3DY



For Sale

- Three Bedrooms
- Two Receptions Rooms
- New Carpets
- Newly Fitted Kitchen
- New Decorate

£800 PCM

- Great Location
- 01282 417775
- Council Tax: A
- Deposit £725
- No Smokers



This well-presented end-terrace property is ideally located close to Burnley General Hospital and the Eastern Avenue Industrial Estate, making it an excellent choice for professionals and families alike.

Upon entering, the property offers a spacious front living room filled with natural light, leading through to a generous rear dining room, perfect for family meals or entertaining guests. The dining room flows into a newly fitted modern kitchen, equipped with matching wall, base, and drawer units complemented by contrasting work surfaces, providing both style and practicality.

To the first floor, the home features three well-proportioned bedrooms, offering comfortable living space for families or those needing extra room for a home office. Located to the rear of the property is a contemporary bathroom along with a separate toilet, providing additional convenience.

Externally, the property benefits from a private, enclosed rear yard, offering a low-maintenance outdoor space suitable for relaxation or storage.

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

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