

Because life is

Petty<sup>TM</sup>  
Real

45 Athol Street North  
Burnley  
BB11 4BS



For Sale

£460 PCM

- Mid-terrace property
- Light & airy lounge
- Dining kitchen with integrated oven & hob
- Two good sized double bedrooms
- Three piece bathroom suite in white

- GCH & double glazing
- EPC: D
- Council Tax: A
- Deposit £460
- No smokers



The property is situated conveniently just off Coal Clough Lane so ideally placed for all the local amenities with easy access to Burnley town centre, railway station, schools and the M65 motorway network.

The property comprises of; light and airy lounge; generous sized dining kitchen with a range of matching wall and base units, chrome fixtures and fittings and integrated electric oven and hob; under stairs storage.

To the first floor are two good sized double bedrooms and a three-piece bathroom suite in white with a shower over and shower screen.

The property is further complemented by the modern-day comforts of gas central heating through a new combination boiler, double glazing, quality carpets fitted throughout and neutral décor.

Our initial tenancy agreements are for 6 or 12 months.

No Smokers



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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