

Because life is

PettyTM
Real

8 Eastham Street
Burnley
BB10 4EF



For Sale

£650 PCM

- Flush faced mid terrace house
- Popular residential area of Lyndhurst Road
- Council Tax: A
- EPC D
- five ring gas hob with an electric oven
- Two bedrooms
- Three piece white suite
- Externally there is a yard
- Deposit £650
- No Smokers



The property comprises a traditional stone-built flush face mid-terrace house occupying a popular residential area of Lyndhurst Road so ideally placed for all the local town centre amenities of Burnley.

As you enter the property to the ground floor you are greeted by a large, spacious lounge which is accessed by a UPVC double glazed entrance door. There is an electric fire with a wooden surround, gas central heating radiator and UPVC double glazed window.

To the rear of the property, you will find the kitchen which houses a range of white wall, base and drawer units with co-ordinating working surfaces, five ring gas hob with an electric oven and an inset stainless steel sink.

To the first floor is a landing and the master bedroom is located to the front of the property and comprises a well-proportioned double with UPVC double glazed window, central heating radiator along with large fitted wardrobes.

To the rear, there is a generously proportioned single bedroom with UPVC double glazed window, central heating radiator and a fitted wardrobe.

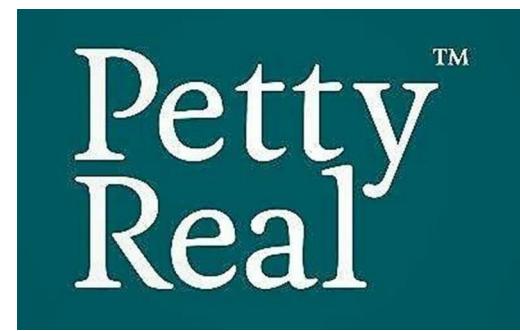
The bathroom houses a three-piece white suite comprising a low-level WC, pedestal hand wash basin, panelled bath with a shower and tiled splashbacks.

Externally there is a yard located to the rear of the property.

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 firms 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 burnley.lettings@pettyreal.co.uk

property.management@pettyreal.co.uk

www.pettyreal.co.uk