

Because life is

Petty
Real™

25 Clifton Road
Brierfield
BB9 5EX



For Sale

£1,000 PCM

- FULLY FURNISHED
- Driveway
- Three Bedrooms
- Garage
- Large Garden

- Wooden Decking
- EPC: D
- Council Tax: C
- Deposit £1000
- No Smokers



****FULLY FURNISHED****

This three bedroom semi-detached property is located in a popular residential area just off Marsden Road and is ideally placed for the local town centre amenities of Burnley and Nelson.

The property comprises hallway, open plan lounge/dining room, fitted kitchen.

On the first floor there are three bedrooms and a four piece bathroom.

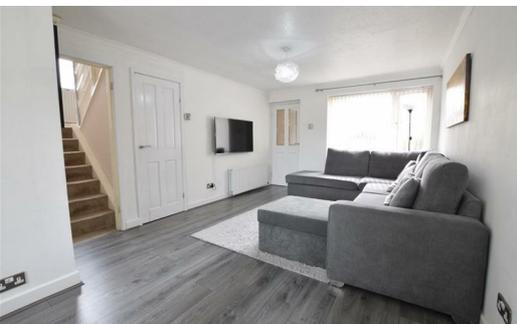
Externally, to the front there is a block paved driveway for two cars leading to a garage and rear garden with wooden decking.

It is further complemented by the modern day comforts of gas central heating via a combination boiler and double glazing throughout.

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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