

Because life is

PettyTM
Real

16 Edgar Street
Huncoat
Accrington
BB5 6ND



For Sale

£750 PCM

- Beautifully presented two-bedroom property located on Edgar Street, Huncoat
- Stylish, modern interior finished to a high standard throughout
- Spacious and bright reception room, perfect for relaxing or entertaining
- Contemporary fitted kitchen with sleek units and ample storage space
- Two well-proportioned bedrooms, ideal for a small family or a couple

- Low-maintenance outdoor space, perfect for busy lifestyles
- Modern family bathroom featuring quality fixtures and fittings
- Council Tax: A
- EPC - D
- Deposit £750



This absolutely stunning completely renovated property for sale in Huncoat. The property has been finished to an extremely high standard with attention to detail at every level, brand new double glazing throughout, good quality carpets and underlay. Stunning kitchen with large island and storage underneath, brand new oven and hob. Large master bedroom, second bedroom. Beautiful bathroom with modern fixtures and fittings. Rear garden with storage shed. Situated on a "no through" road the street is desirable. The property is walking distance into Huncoat village, bus and train stops and only minutes from the main motorways.

LOUNGE 12' 8" x 14' 7" (3.87m x 4.46m) Stunning and spacious West facing lounge with newly plastered walls and decorated in neutral colours. High quality carpeting and fittings.

KITCHEN/BREAKFAST ROOM 12' 7" x 12' 5" (3.85m x 3.79m) South East facing stunning kitchen finished in light grey cabinetry, ample base and eye level units, under counter electric oven, electric hob and overhead extractor fan. Lovely spacious centre island/breakfast bar with under cupboard storage. Modern grey tall line radiator, space for fridge/freezer and washing machine, door leading to rear yard, open stairs leading to first floor.

MASTER BEDROOM 12' 7" x 14' 6" (3.86m x 4.44m) Extremely spacious East facing master bedroom decorated in neutral colours and finished with high end carpeting and fittings.

BEDROOM TWO 4' 9" x 12' 4" (1.47m x 3.77m) Second rear facing bedroom with newly plastered walls and finished with high end carpets and fittings.

BATHROOM 7' 3" x 9' 8" (2.22m x 2.96m) Stunning rear facing bathroom comprising of white suite, bath, wc and hand basin, wall hanging towel rail, tiled walls and storage for laundry.

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.

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