

Because life is

Petty<sup>TM</sup>  
Real

20 Reedfield  
Reedley  
BB10 2NJ



For Sale

£1,500 PCM

- Landscaped rear garden
- Far reaching views to front & rear
- Lawn & driveway for three cars to the front
- A beautifully appointed detached home
- Lounge & dining room
- Large conservatory
- Four double bedrooms
- Three piece family bathroom & en-suite
- Feature bay window to lounge & master bedroom
- 01282 415111



A beautifully appointed executive four bedrooms detached home occupying an enviable position on the popular cul-de-sac with far-reaching views to the front and to the rear extending towards Pendle Hill.

The accommodation briefly comprises on the ground floor; central entrance hallway with two-piece cloakroom and staircase ascending to the first floor; family lounge with feature bay window and a living flame high-efficiency gas fire set within a feature surround; an open plan arrangement leading through to the dining room and a UPVC double glazed conservatory extension. The breakfast kitchen has recently been upgraded and houses a contemporary range of matching wall, base and drawer units with co-ordinating working surfaces and stylish breakfast bar, integrated appliances including dishwasher, fridge freezer, electric oven and gas hob with extractor over. Additionally, the garage has been converted to create a second sizeable reception room.

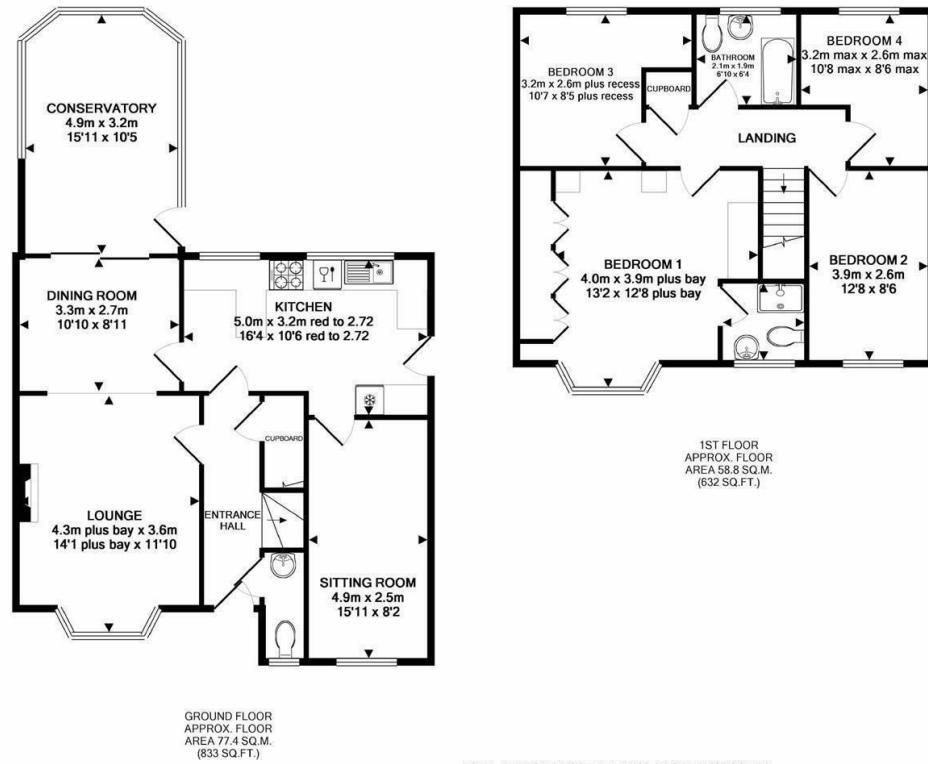
To the first floor is a master bedroom with a feature bay window and fitted furniture including wardrobes, bedside cabinets and dressing table; a three-piece en-suite shower in white; three further double bedrooms; and a three-piece family bathroom suite in white.

Externally, to the front of the property is a lawned garden with a driveway providing private parking for approximately three vehicles. The garden area to the rear has been beautifully landscaped with secure timber fencing and provides an ideal and safe environment for children.

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.

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