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For Sale



25 Melville Avenue
Barnoldswick BB18 5JS

£495 PCM



Key Features:

- Spacious mid-terrace home
- Modern fitted kitchen
- Three piece bathroom suite in white
- Garden area, rear yard & outhouse
- Early viewing is recommended
- Two reception rooms
- Three bedrooms
- GCH & DBL glazing
- Neutral décor & carpets throughout
- **NO SMOKERS OR PETS** Unfortunately no housing benefit claimants can be considered for this property due to a restriction in the landlord's mortgage term/insurance.

Tenure:

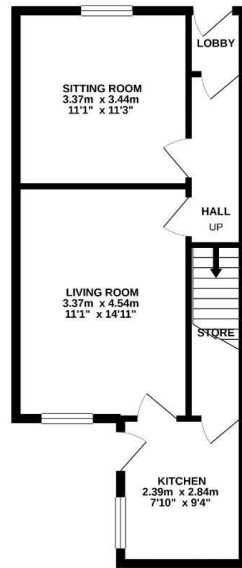
EPC Rating: E

Council Tax Band: A

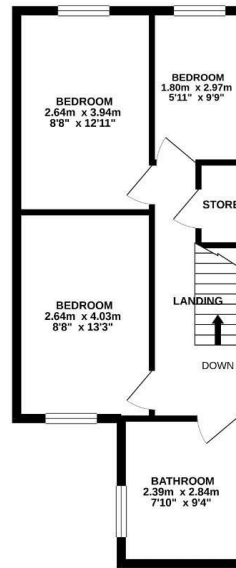


3 BEDROOM House - Terraced

GROUND FLOOR
42.2 sq.m. (454 sq.ft.) approx.



1ST FLOOR
42.2 sq.m. (454 sq.ft.) approx.



TOTAL FLOOR AREA: 84.3 sq.m. (908 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, rooms etc. may differ from those shown on the plan and the advertiser is not responsible for any error or omission in the statement. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser should verify the accuracy of the measurements and specifications shown hereon and not rely on the plan as to their quality or efficiency can be given. Model and floorplan ©2020

Main Description:

An internal viewing is essential to appreciate the spacious accommodation on offer, comprising; hallway, lounge, living room and fitted kitchen with gas cooker. To the first floor are three bedrooms of which two are double and a spacious three piece bathroom suite in white with shower over. The property is further complemented by the modern day comforts of gas central heating and double glazing and has neutral décor and carpets throughout. Externally, there is a small garden area to the front and to the rear is a yard with outhouse for storage. Early viewing is recommended to appreciate the accommodation on offer.

NO SMOKERS OR PETS

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property