

Because life is

Petty Real™

For Sale



17 Clifton Square
Burnley BB12 0QB

£540 PCM



Key Features:

- Gated Private Courtyard
- Modern Fitted Kitchen
- Private gated entrance
- Bright and airy living room
- Useful under stair storage
- Duplex Apartment
- Two Bedrooms
- Parking and communal gardens
- Modern energy-efficient living
- **NO SMOKER & NO 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: C

Council Tax Band: A

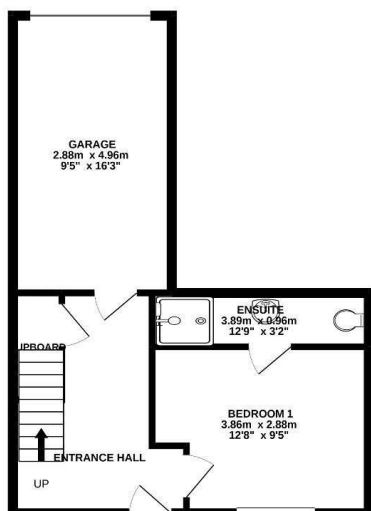


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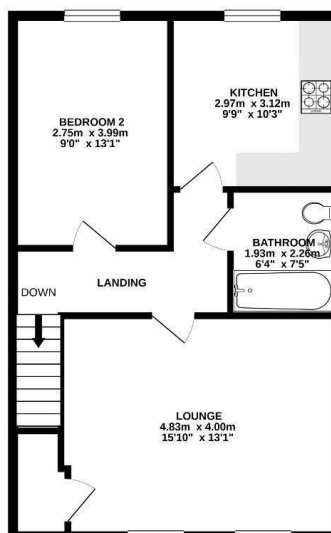
www.pettyreal.co.uk

2 BEDROOM Flat

GROUND FLOOR
39.4 sq.m. (424 sq.ft.) approx.



1ST FLOOR
54.3 sq.m. (584 sq.ft.) approx.



TOTAL FLOOR AREA: 93.7 sq.m. (1008 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix iC3000

Main Description:

This two bedroom duplex apartment occupies a modern development close to both the town centre and M65 motorway, Manchester and the surrounding town's ideal for the commuter conscious purchasers.

Ideal for either single occupiers, couples or a small family, this fantastic apartment offers modern energy-efficient living with the added security of a gated courtyard and individual garage.

Briefly comprising: On the ground floor on an entrance hall with useful under stair storage and access to the integral single garage. The master bedroom is positioned to the front of the property complete with an ensuite shower room.

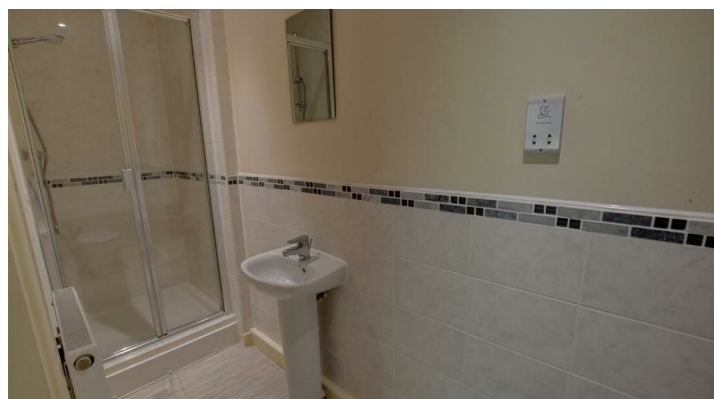
On the first floor is a bright and airy living room, modern fitted kitchen, and a double bedroom, the 3-piece family bathroom completes the accommodation.

The property also benefits from uPVC double glazing and Gas Central Heating with a combination boiler.

Externally the property enjoys a private gated entrance with parking and communal gardens.

NO SMOKER & NO 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