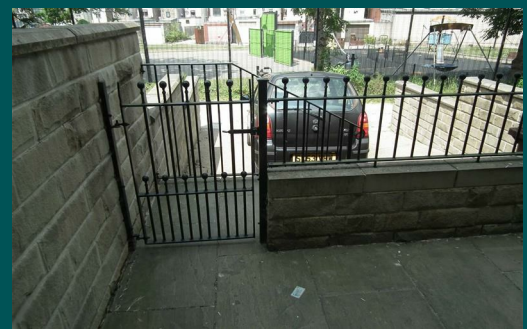


Because life is

Petty
Real™

163 Leeds Road
Nelson
BB9 9XL



For Sale

£470 PCM

- Off Road Parking
- Lounge
- Dining Kitchen
- Two Bedrooms
- Three Piece Bathroom

- EPC: D
- Council Tax: A
- Close To Colne & Nelson
- Deposit £470
- NO SMOKERS



Externally you have the added advantage of a private rear courtyard and off-road parking to the rear.

A very well maintained two bedroom terrace cottage close to the local amenities of Nelson and the M65 Motorway Network.

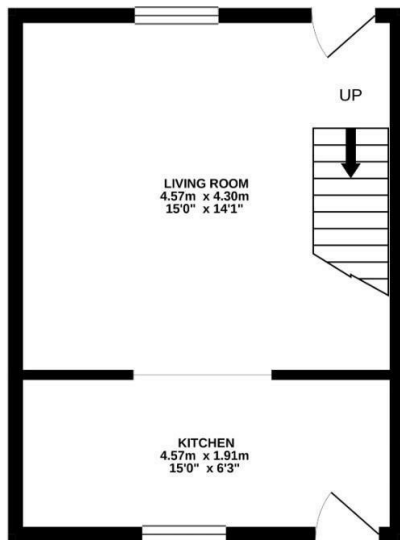
The property comprises lounge, dining kitchen with built-in oven and hob, on the first floor there are two bedrooms and a three-piece bathroom suite in white.

The property is further complemented by the modern-day comforts of gas central heating and double glazing throughout and includes all blinds.

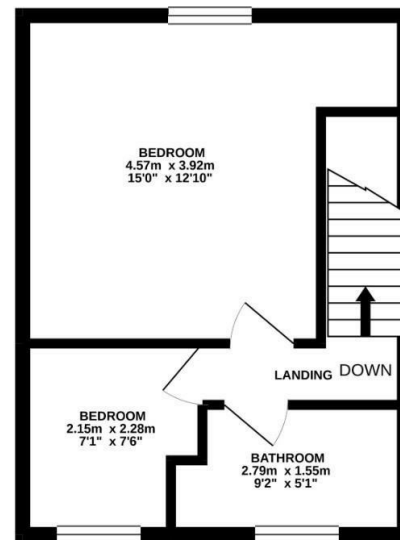
Our initial tenancy agreements are for 6 or 12 months.

No Smokers

GROUND FLOOR
28.3 sq.m. (305 sq.ft.) approx.

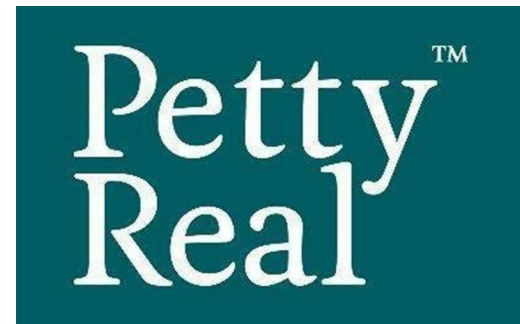
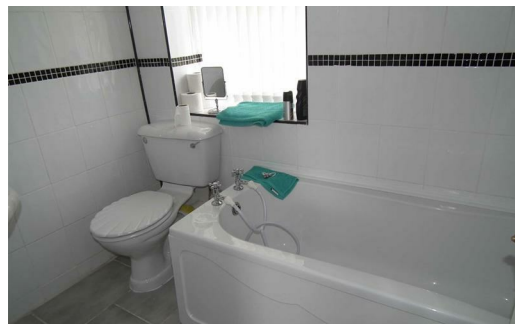


1ST FLOOR
28.3 sq.m. (305 sq.ft.) approx.



TOTAL FLOOR AREA : 56.7 sq.m. (610 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 ©2020



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.

26 Manchester Road, Burnley, Lancashire, BB11 1HH

T.

burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk