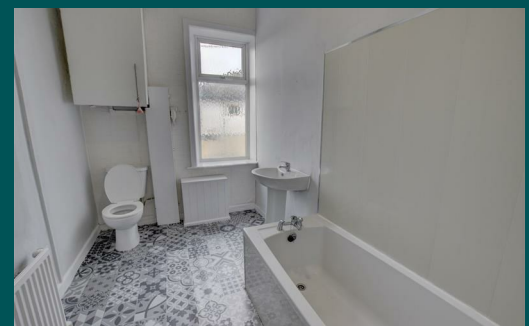


Because life is

Petty
Real™

217 Cog Lane
Burnley
BB11 5JT



For Sale

£500 PCM

- New Carpets
- Once Reception Room
- 01282 417775
- New Gas Hob
- Mid-Terrace

- Two Bedrooms
- Council Tax: A
- EPC: E
- Deposit £500
- No smokers



In a popular residential area on the outskirts of Burnley, close to accredited schools, Burnley Golf Club and the M65 with travel links to Manchester, Preston and Blackburn is this two bedroom traditional stone built mid-terrace house providing generous sized living accommodation over two floors.

Recently renovated and new carpets laid throughout, this house is an ideal purchase for first-time buyers or property investors.

On the ground floor, there is a modern living room with laminate flooring and gas fire, and a spacious kitchen/diner to the rear hosting gloss white cupboard, drawer, and wall units with contrasting worktop, stainless steel sink, oven, and new gas hob, and useful under stairs storage area.

The first floor provides a large master bedroom, ample single bedroom, and family bathroom housing a white three-piece suite comprising bath, WC, and pedestal hand basin.

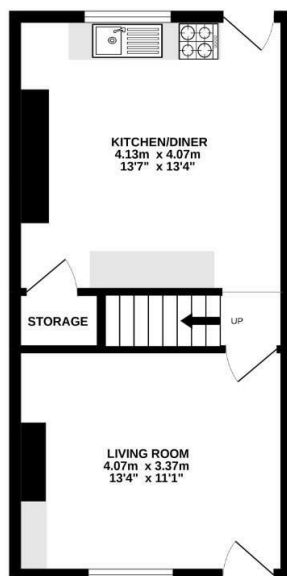
Externally there is a gated yard to the rear and a courtyard to the front.

The property benefits from the modern-day comforts of gas central heating and UPVC windows.

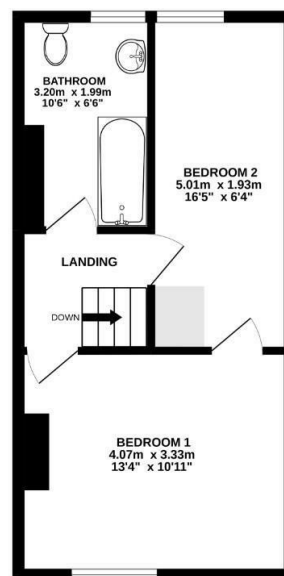
Our initial tenancy agreements are for 6 or 12 months.

No smokers

GROUND FLOOR
32.6 sq.m. (353 sq.ft.) approx.



1ST FLOOR
33.2 sq.m. (357 sq.ft.) approx.



TOTAL FLOOR AREA: 65.8 sq.m. (710 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 condition or availability can be given.
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