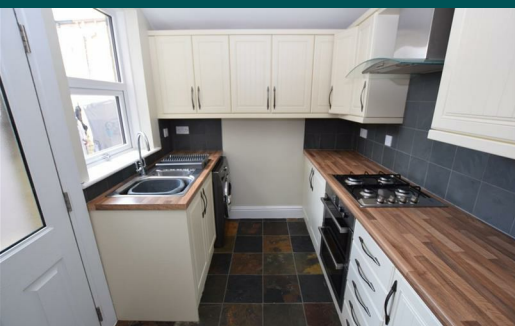


Because life is

Petty<sup>TM</sup>  
Real

17 Church Street  
Briercliffe  
BB10 2HU



For Sale

£725 PCM

- Overlooking St. James' Church
- Two reception rooms
- Log burner
- Immaculately presented
- Paved rear yard

- Two outbuildings
- Council Tax: A
- EPC: D
- Deposit £725
- No Smokers



This gorgeous home has been decorated to a high standard and is immaculately presented throughout.

The property is set on a street overlooking St. James' Church making it a desirable location with no overlooking properties. Its just a short drive away from local amenities and Burnley Town Centre.

The property comprises briefly, to the ground floor; entrance through the vestibule. The vestibule leads through to the front reception room, rear reception room, kitchen and has stairs leading to the second floor.

The kitchen is modern yet neutral and an open balustrade staircase leading to the 1st floor, there are two good sized bedrooms and a main bathroom.

There is also an added benefit of a room suitable to utilise as a utility area which also allows access to the loft space.

The rear yard has a secure and recently installed new gate, access to two outhouse buildings for storage, Indian stone paving, outside lighting and cold water tap.

To the Indian stone paving with steps leading to the door.

Our initial tenancy agreements are for 6 or 12 months.

No Smokers



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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