

Because life is

Petty
Real™

82 Albert Road
Colne
BB8 0AG



For Sale

£450 PCM

- ***THE RENT INCLUDES ALL BILLS - GAS, ELECTRIC, WATER AND COUNCIL TAX. ***
- Second floor studio flat
- Open plan lounge/bedroom
- Great location
- Communal Kitchen

- Utility room
- Gas central heating
- EPC: D
- Deposit £450
- No Smokers



***THE RENT INCLUDES ALL BILLS - GAS, ELECTRIC, WATER AND COUNCIL TAX. ***

Second floor studio flat with open plan lounge/bedroom, three piece shower room in white, communal kitchen with cooker and fridge freezer, utility room with washing machine and ironing facilities.

The property is further complemented by the modern day comforts of gas central heating and UPVC double glazing.

The property would suit a young professional, town centre location so ideally placed for all local amenities Colne has to offer.

Conveniently located for train station, bus routes and the M65 motorway network leading into the M66 Manchester.

Our initial tenancy agreements are for 6 or 12 months.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

A holding deposit capped at one weeks rent to reserve the property. If the application is successful this can be used towards the rent and deposit.



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.

26 Manchester Road, Burnley, Lancashire, BB11 1HH

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

www.pettyreal.co.uk