

Because life is

PettyTM
Real

194 Brownhill Avenue
Burnley
Lancashire
BB10 4QH



For Sale

£675 PCM

- Two bedrooms
- Popular Location
- Outdoor Space
- EPC: D
- Council Tax: A

- 01282 417775
- Petty Real
- Close to local amenities
- Deposit £675
- No Smokers



Situated in the sought after area of Brunshaw, this spacious two-bedroom terrace home would be ideal for a family due to its abundance of storage and space; as well as close links to all locals amenities, schools and Burnley's parks.

Upon entrance into the property, you go through the vestibule and into the main reception room. From here you will go through to a bright, modern kitchen with stairs leading to the first floor.

On the first floor there is an L-shaped corridor with four rooms leading from it; the first two of these rooms are a bathroom with sink and overhead shower and then a separate WC. The other two doors lead to the bedrooms; one single and one double.

The property benefits from an enclosed rear garden and has gas central heating and uPVC double glazing throughout.

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 week's 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 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