

Because life is

PettyTM
Real

393 Kings Causeway
Brierfield
BB9 0EY



For Sale

£875 PCM

- Detached Bungalow
- Single Garage
- Driveway
- Council Tax: D
- Stylish Three-Piece Bathroom

- Overlooking the Golf Course
- Three Bedrooms
- Deposit £875
- EPC: D
- Fantastic Location



Stunning, three-bed detached bungalow in a highly sought-after location overlooking the Golf Course. Sat in an elevated position the property provides beautiful views. Close to links to motorways, bus stops and train stations.

Entering into the vestibule you will notice the original tiles line the wall and provide a lovely focal point as you enter. The hallway leads into the front, double bedroom with a curved bay window. There is another double bedroom and a generous single bedroom to the rear of the property. The family bathroom comprises a low-level WC, cabinet hand wash basin and a bath with an overhead shower which has been tiled throughout.

The living room is situated at the front of the property and benefits from a curved bay window and an electric fire. The kitchen/diner has been fitted with matching wall, base and drawer units with contrasting work surfaces and a range of appliances such as an electric hob, oven and a stainless steel sink & drainer.

The conservatory provides a lovely seating area and access to the utility room that has been plumbed for a washing machine and further access to the combination boiler.

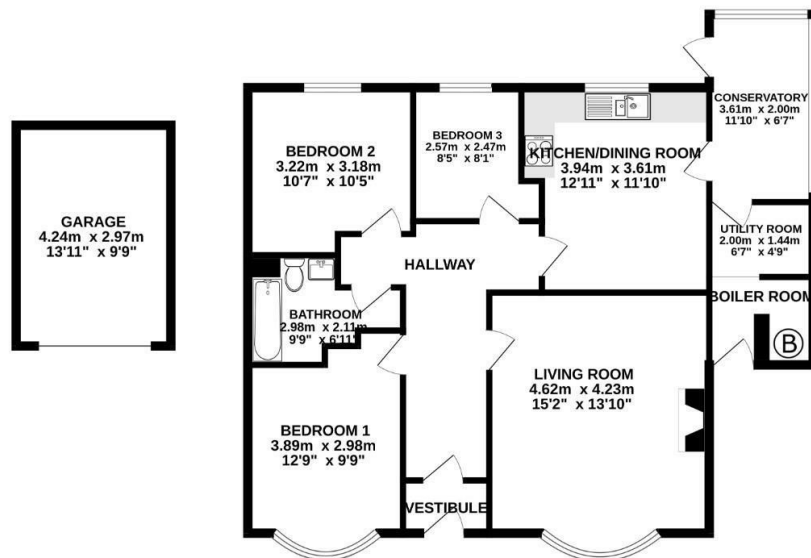
Externally there is an elevated front garden set back from the road and to the rear is a stunning garden with a mixture of lawn and decking area with fantastic views over the golf course. There is a detached single garage and a driveway.

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.

GROUND FLOOR 102.1 sq.m. (1099 sq.ft.) approx.



TOTAL FLOOR AREA: 102.1 sq.m. (1099 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. 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 ©2023



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