

Because life is

Petty RealTM

For Sale



82 Albert Road
Colne BB8 0AG

£403 PCM



Key Features:

- ***THE RENT INCLUDES ALL BILLS - GAS, ELECTRIC, WATER AND COUNCIL TAX. ***
- Open plan lounge/bedroom
- Communal kitchen with cooker and fridge freezer
- Gas central heating
- No smokers or pets
- Second floor studio flat
- Three piece shower room in white
- Utility room with washing machine and ironing facilities
- UPVC double glazing
- Unfortunately, no housing benefit claimants can be considered for this property due to a restriction in the landlord's mortgage term/insurance

Tenure:
EPC Rating: D
Council Tax Band: B



26 Manchester Road, Burnley, Lancashire, BB11 1HH
T:

www.pettyreal.co.uk

Main Description:

***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.

No smokers or pets.

Unfortunately, no housing benefit claimants can be considered for this property due to a restriction in the landlord's mortgage term/insurance.

One week's holding deposit required other fees apply. Details on request.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property