

Because life is

Petty
Real™

78 Pendle Street
Nelson
BB9 7TT



For Sale

£525 PCM

- An attractive fronted flush-faced terrace
- Convenient location a short distance away from Morrisons Supermarket
- Short drive from the M65 motorway
- Open plan lounge
- EPC: D

- To the first floor are two good sized bedrooms
- Modern three piece bathroom suite
- Council Tax: A
- Deposit £525
- No Smokers



An attractive fronted flush-faced terrace situated in a convenient location a short distance away from Morrisons Supermarket and the Yarnspinners Wharf Health Centre and a short drive from the M65 motorway.

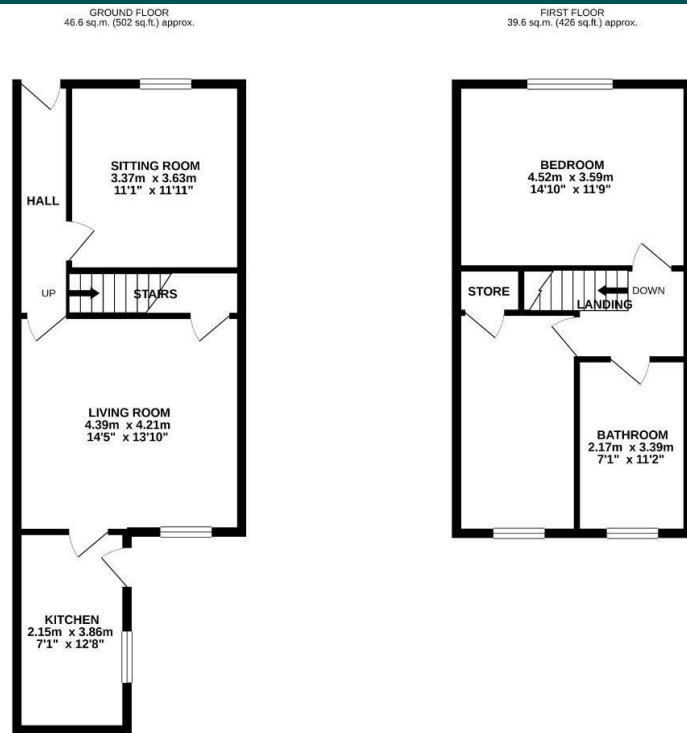
The property offers spacious living accommodation arranged over two floors and comprises on the ground floor, entrance hallway, open plan lounge, kitchen and diner. To the first floor are two good sized bedrooms and a modern three piece bathroom suite.

Externally, to the rear of the property is an enclosed yard. The property benefits from the modern-day comforts of UPVC double glazing and gas fired central heating.

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.



TOTAL FLOOR AREA: 86.2 sq.m. (928 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not guaranteed and no guarantee as to their quality or efficiency can be given.
Issue with floorplans 12/2019



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.

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