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2 The Old School
Noyna Road
Foulridge
BB8 7QY



For Sale

£725 PCM

- Converted from the original village school
- Dates back to the late 1800's
- Arranged over three floors
- EPC: D
- Two reception rooms

- Farmhouse style kitchen
- Belfast sink
- Good sized cellar area
- Deposit £725
- Council Tax Band: D



A well-presented and attractive two-bedroom cottage which has been converted from the original village school which dates back to the late 1800's and retains many of its original features to include mullion windows and exposed wood beams.

The property offers spacious living accommodation arranged over three floors and briefly comprises on the ground floor, utility room accessed by a hardwood door and housing the gas fired combination boiler, hallway with fitted storage cupboards and there is a fully fitted farmhouse style kitchen with an extensive range of wall and base units with complementary work surfaces and splashbacks, gas Range oven with extractor hood over and Belfast sink.

There is a good sized dining room with steps leading down to a good sized cellar area which is currently used for storage. From the dining room there are steps leading to a mezzanine room where you will find an attractive lounge with log burner effect gas stove and extensive views towards Pendle Hill and Blacko Tower.

To the first floor is a good sized landing area, two double bedrooms with the second bedroom having built in storage cupboard and modern three piece bathroom suite in white comprising bath with mixer shower over, vanity sink unit, wc and heated towel rail.

Externally there are two private off road parking spaces.

The property benefits from the modern day comforts of double glazing and gas fired central heating and an internal viewing appointment is recommended.

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

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