

Because life is

Petty
Real™

6 Lane Ends
Nelson
BB9 0PX



For Sale

£695 PCM

- Large garden to the rear
- Parking for two cars
- Old weavers cottage
- Council Tax: A
- Great Location

- Two bedrooms
- EPC: E
- Gas fire place
- Deposit £695
- No Smokers



We are delighted to offer for rent this attractive two bedrooms cottage situated in a popular residential area, a short distance away from schools and town centre amenities.

There are good transport links into Burnley and from Burnley there are excellent railway links into Manchester City Centre.

The accommodation offers entrance hall, good sized lounge with with log burning effect gas fire, newly fitted kitchen with gas hob, electric oven and fridge.

To the first floor are two double bedrooms and a three piece bathroom suite in white with shower over.

The property is further complemented by the modern day comforts of gas fired central heating and has recently undergone some cosmetic refurbishments in neutral colours and has new carpets.

Externally, there is a large garden to the rear & parking for two cars.

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