

Because life is

PettyTM
Real

44 Walton Street
Colne
BB8 0EN



For Sale

£525 PCM

- Two Bedrooms
- Two Reception Rooms
- Close To Train Station
- Four Piece Bathroom
- Outhouse

- Petty Lettings 01282 417775
- EPC: D
- Council Tax: A
- Deposit £525
- No Smokers



Located a short walking distance away from local Schools and the amenities offered by Colne town centre, this attractive garden fronted mid terrace dwelling.

The property offers good sized living accommodation arranged over two floors and briefly comprises on the ground floor, entrance hallway, two good sized lounges. There is a separate fitted kitchen with a range of fitted wall and base units with complementary work surfaces.

To the first floor is an excellent sized double bedroom, good sized second bedroom and a modern four piece bathroom suite.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and an internal inspection 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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