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Real

16 Tay Street  
Burnley  
BB11 4BU



For Sale

£625 PCM

- Terrace property
- Close to town centre
- Two Bedrooms
- Bright reception room
- Dining kitchen

- Deposit £625
- Three piece bathroom
- Extensively refurbished
- Council Tax Band: A
- EPC: D



The property comprises a traditional stone-built garden forecourt mid terrace dwelling situated within this established and popular residential area of Burnley.

Conveniently positioned within comfortable walking distance of local shops, primary school and main road bus routes. The M65 motorway is close by ideal for the commuter conscious.

The property has undergone an extensive renovation programme to an exceptionally high standard and the accommodation briefly comprises on the ground floor, two reception rooms and an extended separate kitchen.

On the first floor, there are two bedrooms together with a three-piece bathroom suite.

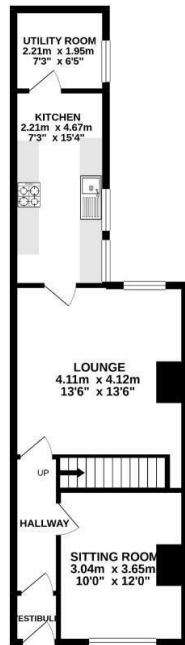
Externally there is a garden forecourt to the front and an enclosed yard area to the rear.

Our initial tenancy agreements are for 6 or 12 months. Roadside parking

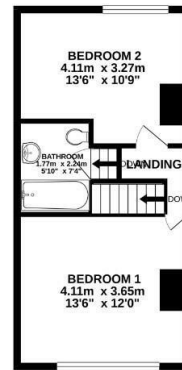
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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.

GROUND FLOOR  
48.7 sq.m. (524 sq.ft.) approx.



1ST FLOOR  
34.0 sq.m. (366 sq.ft.) approx.



TOTAL FLOOR AREA: 82.7 sq.m. (890 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs 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, fixtures and appliances shown hereon are not intended as a guarantee as to their availability or efficiency can be given.  
Floorplan May 2012



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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