

Because life is

PettyTM
Real

5 Brownhill Row
Colne
BB8 7DR



For Sale

£1,350 PCM

- 3 Bed Cottage
- Extremely Desirable Family Home
- Prime Location
- 2 Reception Rooms
- Boot Room

- Truly Amazing Rural Views from Rear
- Council Tax: C
- EPC: D
- Deposit £1,557
- No Smokers



Besides the fabulous views, this charming abode boasts numerous other noteworthy assets, including off road parking for at least three cars, a very pretty, enclosed front garden and patio and a good sized, enclosed rear stone flagged patio and garden, surrounded by dry stone walls, providing a perfect place to relax and admire the gorgeous outlook.

Complemented by pvc double glazing and central heating, run by a gas condensing combination boiler, the well proportioned family living space briefly comprises a spacious lounge, featuring a Minster style carved stone fireplace, fitted with a living flame gas fire, and a large living/dining room, fitted with a contemporary, wall mounted multi-fuel stove, recessed into the chimney breast and having a stone mullioned surround, and patio doors leading out to the rear garden. The kitchen is equipped with a range of cream shaker style units, solid worktops and upstands and has a built-in electric oven and electric induction hob, as well as an integral fridge and freezer. There is also a particularly useful utility/boot room and, on the first floor, there are three bedrooms, two of which are doubles. The generously proportioned, half tiled bathroom is fitted with a four piece white suite, including a bath, with a mixer shower attachment, and a separate shower unit.

Situated just a short walk from Park High School, which is Ofsted rated 'Good', this prime property has a nice amount of space outside to the front, side and rear. The charming front and rear gardens are primarily flagged, for easier maintenance and the front of the sizeable concrete parking area to the side of the cottage is an attractive cobbled and flagged area.

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.



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