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For  
Sale



16 Carr Road  
Colne BB8 9LL

£600 PCM



### Key Features:

- Large garden
- Three bedrooms
- Modern fitted kitchen
- Washing machine & fridge freezer
- Neutral décor and carpets throughout
- Driveway for two cars
- Very well presented quasi
- Three-piece bathroom suite
- UPVC double glazing
- **NO PETS & NO SMOKERS** Unfortunately, no housing benefit claimants can be considered for this property due to a restriction in the landlord's mortgage term/insurance.

Tenure:

EPC Rating: C

Council Tax Band: A



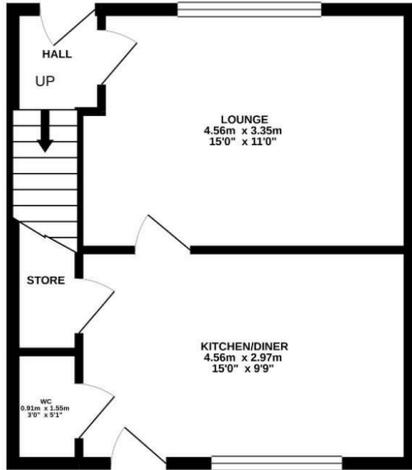
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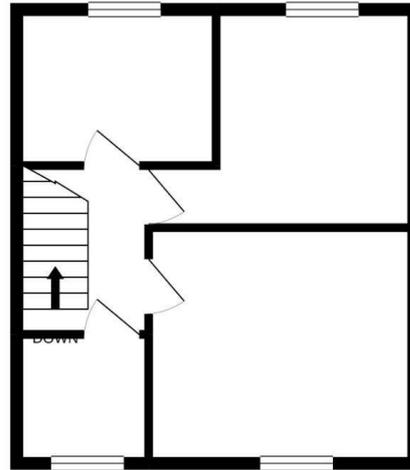
www.pettyreal.co.uk

# 3 BEDROOM House - Quasi

GROUND FLOOR  
34.6 sq.m. (372 sq.ft.) approx.



1ST FLOOR  
34.6 sq.m. (372 sq.ft.) approx.



TOTAL FLOOR AREA : 69.2 sq.m. (744 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Main Description:

Very well presented quasi arranged over two floors and located in an increasingly popular residential area of Colne situated off Skipton Road.

The accommodation briefly comprises on the ground floor; lounge with gas fire, modern fitted kitchen with wood units and contrasting worktops and freestanding oven and hob, washing machine & fridge freezer.

On the first floor there are three bedrooms, two of which are double, and a three-piece bathroom suite in white with a shower over.

The property is complemented by the modern-day comforts of UPVC double glazing and gas fired central heating and has neutral décor and carpets throughout.

At the front of the property, off-road parking for two cars and to the rear there is a large garden. Superbly presented; highly recommended for a viewing.

**NO PETS & NO SMOKERS**

Unfortunately, no housing benefit claimants can be considered for this property due to a restriction in the landlord's mortgage term/insurance.



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property