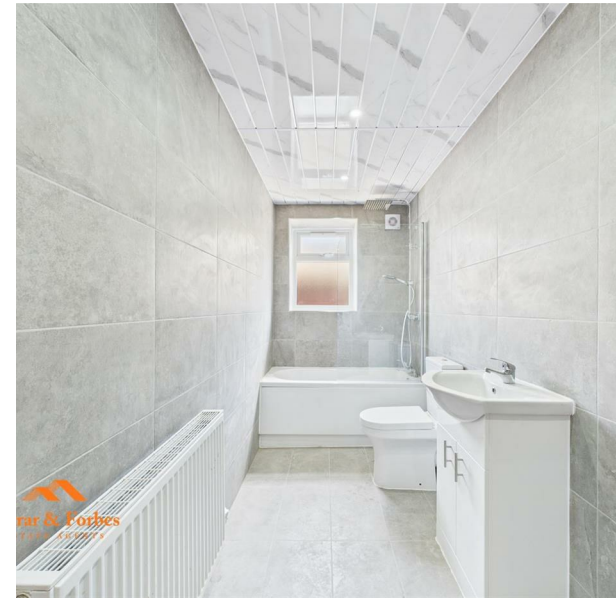


61 Burnley Road, Colne, BB8 8DY
£750 Per month
Council Tax Band: A



This beautifully renovated property on Burnley Road offers an ideal opportunity for tenants seeking a stylish, turnkey home. Perfectly located for easy motorway access to Manchester, it's also just a short walk from Colne town centre and the nearby train station – offering superb connectivity and convenience.

As you enter the home, you're welcomed by a bright hallway with stairs leading to the first floor. The entire property has been freshly plastered, creating a clean and modern finish throughout.

To the front of the house is a spacious lounge, filled with natural light thanks to a large window. Built-in alcove storage adds both practicality and charm, creating a stunning focal point.

To the rear lies the heart of the home – a fully tiled kitchen/diner featuring sleek new wall, base, and drawer units with contrasting worktops. Modern appliances include an electric oven, hob, and extractor hood, all set within a contemporary design ideal for cooking and entertaining. A convenient downstairs WC with modern tiled splashbacks and hand-wash basin completes the ground floor.

Upstairs, you'll find two generously sized double bedrooms, freshly decorated in neutral tones, ready for your personal touch. The newly fitted bathroom is a true highlight, fully tiled from floor to ceiling with elegant panels and ceiling spotlights. It features a low-level WC, pedestal sink, and a panelled bath with overhead shower and glass screen.

Tenancy Information:

All tenancies are let on an initial 6-month Assured Shorthold Tenancy (AST). After this period, the agreement transitions to a rolling monthly contract unless otherwise arranged.

Holding Deposit:

A holding deposit equal to one week's rent is payable upon application. This will be deducted from the first month's rent if the tenancy proceeds.



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11a Skelton Street
Colne
Lancashire
BB8 9JE
01282 914042
Info@farrarandforbes.co.uk

