



**ONE MONTH
FREE RENT**



**DEPOSIT FREE
OPTION AVAILABLE**

Canal Walk, Burnley, BB12

£1,290 PCM

One Month Rent Free & Deposit Free Option Available

This exceptional incentive lets you enjoy significant savings while settling into your new home.

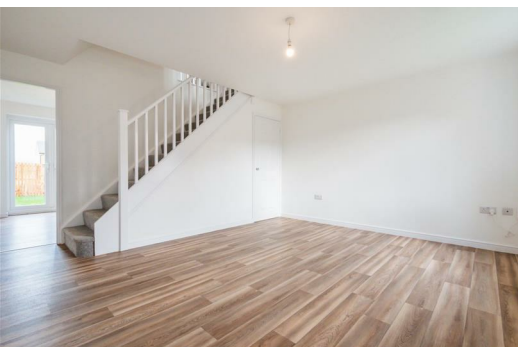
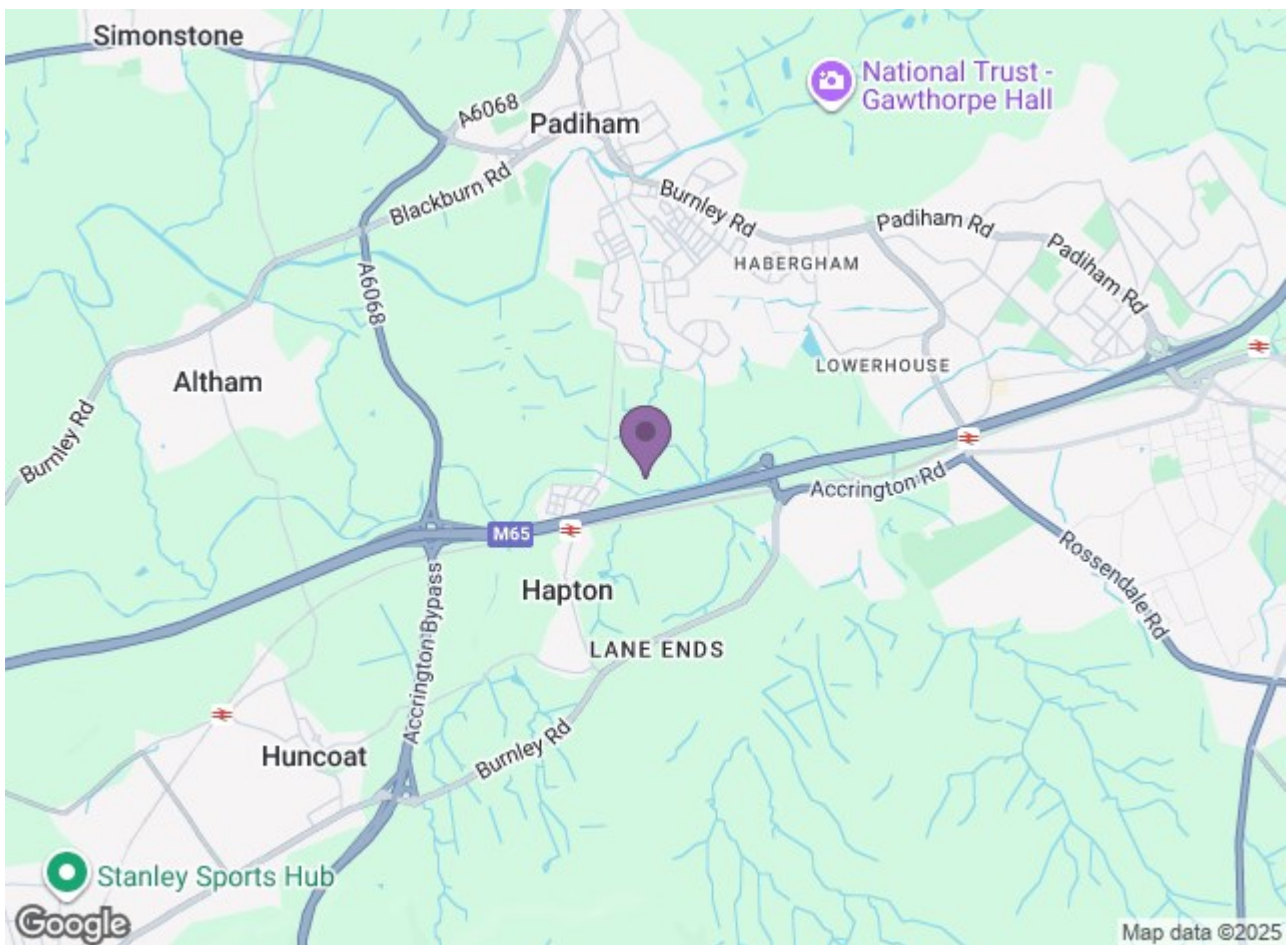
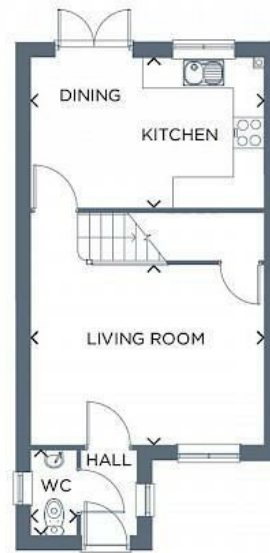
Discover Canal Walk, an exquisite semi-rural development of 2, 3, and 4 bedroom homes in the charming village of Hapton, alongside the scenic Leeds Liverpool Canal.

Introducing The Kilkenny, a beautiful three bedroom detached home available for rent, offering the perfect blend of modernity and comfort. Prepare to be charmed by its thoughtfully designed living spaces and exceptional features.

As soon as you step inside, you will be greeted by a bright and inviting living room, showcasing a stunning exposed staircase that adds a touch of elegance to the space. Through the next room, there's an open-plan kitchen-diner, providing a versatile and flexible area to get your cook on. Open the French doors and seamlessly connect indoor and outdoor living as you step out onto the garden, creating a harmonious flow of space.

Upstairs, you'll discover two double bedrooms that offer ample space and comfort for rest and relaxation. Additionally, a versatile third bedroom awaits, which can be adapted to suit your lifestyle - whether that be an additional bedroom, nursery, dressing room or office... the possibilities are endless! The upper level also features a family bathroom, complete with exquisite Porcelanosa tiling, adding a touch of sophistication to your daily routines.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	88	83	88
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
83		83	
88		88	
93		93	
98		98	
103		103	
108		108	
113		113	
118		118	
123		123	
128		128	
133		133	
138		138	
143		143	
148		148	
153		153	
158		158	
163		163	
168		168	
173		173	
178		178	
183		183	
188		188	
193		193	
198		198	
203		203	
208		208	
213		213	
218		218	
223		223	
228		228	
233		233	
238		238	
243		243	
248		248	
253		253	
258		258	
263		263	
268		268	
273		273	
278		278	
283		283	
288		288	
293		293	
298		298	
303		303	
308		308	
313		313	
318		318	
323		323	
328		328	
333		333	
338		338	
343		343	
348		348	
353		353	
358		358	
363		363	
368		368	
373		373	
378		378	
383		383	
388		388	
393		393	
398		398	
403		403	
408		408	
413		413	
418		418	
423		423	
428		428	
433		433	
438		438	
443		443	
448		448	
453		453	
458		458	
463		463	
468		468	
473		473	
478		478	
483		483	
488		488	
493		493	
498		498	
503		503	
508		508	
513		513	
518		518	
523		523	
528		528	
533		533	
538		538	
543		543	
548		548	
553		553	
558		558	
563		563	
568		568	
573		573	
578		578	
583		583	
588		588	
593		593	
598		598	
603		603	
608		608	
613		613	
618		618	
623		623	
628		628	
633		633	
638		638	
643		643	
648		648	
653		653	
658		658	
663		663	
668		668	
673		673	
678		678	
683		683	
688		688	
693		693	
698		698	
703		703	
708		708	
713		713	
718		718	
723		723	
728		728	
733		733	
738		738	
743		743	
748		748	
753		753	
758		758	
763		763	
768		768	
773		773	
778		778	
783		783	
788		788	
793		793	
798		798	
803		803	
808		808	
813		813	
818		818	
823		823	
828		828	
833		833	
838		838	
843		843	
848		848	
853		853	
858		858	
863		863	
868		868	
873		873	
878		878	
883		883	
888		888	
893		893	
898		898	
903		903	
908		908	
913		913	
918		918	
923		923	
928		928	
933		933	
938		938	
943		943	
948		948	
953		953	
958		958	
963		963	
968		968	
973		973	
978		978	
983		983	
988		988	
993		993	
998		998	
1003		1003	

Ascend
Built on higher standards