



Farrow & Farrow

ESTATE & LETTING AGENTS



- MANchester Road, Dunnockshaw, Burnley
- 1 Bedroom PLUS Attic Room, Back-To-Back
- BEAUTIFULLY Presented Throughout
- Great Setting With Open Countryside Nearby
- Public Transport Links Within Easy Walking Distance
- Good Road Links To Burnley & Rawtenstall
- Lovely Living Spaces Throughout
- VIEWING HIGHLY RECOMMENDED - Contact Us NOW To View

17, Manchester Road, Burnley, BB11 5PW

£130,000

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*** NEW *** - 1 BEDROOM PLUS ATTIC ROOM, Back-To-Back Home In A Great Setting Close To Open Countryside, Lovely Living Accommodation, Beautifully Presented Throughout, Convenient Transport Connections Nearby, Ideal For Burnley & Rawtenstall - VIEWING HIGHLY RECOMMENDED - Contact Us NOW To View!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Manchester Road, Dunnockshaw, Burnley is a 1 bedroom PLUS Attic Room back-to-back property, situated on the verge of open countryside, yet within easy reach of public transport links and great road connections to nearby Burnley & Rawtenstall centres. Superbly presented throughout. this is an excellent offering lovely living space throughout.

Internally, this property briefly comprises: Ground floor Open Plan Lounge / Kitchen with Under Stairs Store, first floor Landing off to Bedroom 1 and Bathroom, second floor Attic Room.

On the edge of beautiful countryside surroundings, this property is close to lovely walks, the Pennine Bridleway and excellent cycling routes, with Clowbridge Reservoir at Dunnockshaw nearby. Public transport provision to Manchester / Burnley is easily accessible via the X43 express bus route, while motorway links to M65/M66/M60 connections are all within easy reach.

Open Plan Living / Kitchen 6'7" x 13'4"

Under Stairs Store

Landing 4'9" x 13'5"

Bedroom 11'3" x 7'1"

Bathroom 11'3" x 5'4"

Attic Room 11'10" x 12'5"

Agents Notes

Disclaimer

