

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## Higham Road, Burnley, BB12 9AP £1,395

SUPERB THREE BEDROOM DETACHED FURNISHED BUNGALOW

This gorgeous three bedroom detached bungalow is being proudly welcomed by Keenans to the rental market in the sought after location of Higham Road.

The property boasts a bright living/dining room, kitchen and a utility room, three good sized bedrooms with en-suite to the main a family bathroom and a separate WC. Wrap around enclosed gardens with off road parking and garage to the front of the property. The property is conveniently close for accessing local amenities, nearby bus routes and has great connections to major commuter routes.

Externally, to the front of the property there is off road parking and garage with a pathway leading up to the property. To the rear there is a good size garden that looks out onto countryside.

\*The property comes fully furnished and is for a short term let only.

Viewings can be arranged by calling our Lettings team, at your earliest convenience.

# Higham Road, Burnley, BB12 9AP

£1,395



- Detached True Bungalow
- Sought After Location
- Rear Garden with Open Aspect Views
- Fully Furnished

- Three Bedrooms
- Council Tax Band E
- Two En-Suite Bathrooms

- Off Road Parking and Garage
- EPC Rating D
- Excellent Transport Links

**Entrance**

**Porch**

**Hallway**

**Lounge / Dining Room**

**Kitchen**

**Utility Room**

**Bedroom One**

**En-Suite Shower Room**

**Bedroom Two**

**En-Suite Bathroom**

**Bedroom Three**

**Cloakroom/W.C**

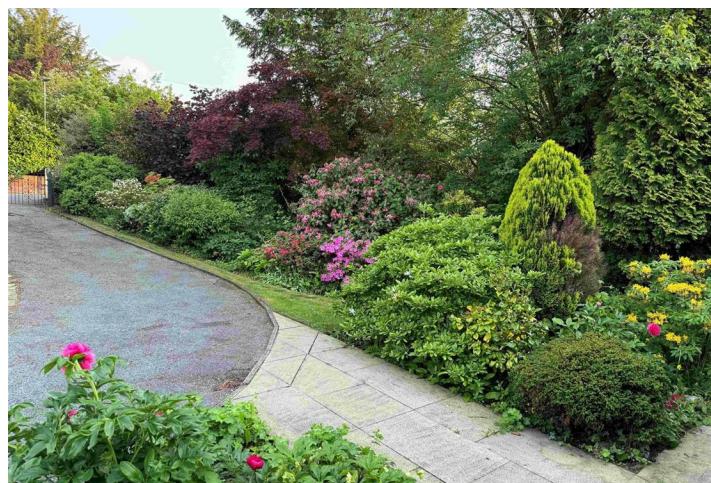
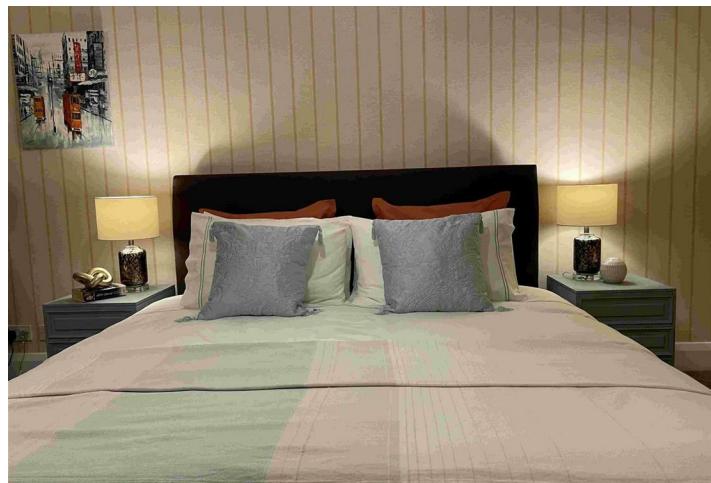
**External**

**Front**

Driveway, garage and mature borders.

**Rear**

Laid to lawn garden with bedding areas and open aspect views.



KEENANS  
Sales & Lettings

**Tel: 01282 507250**

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