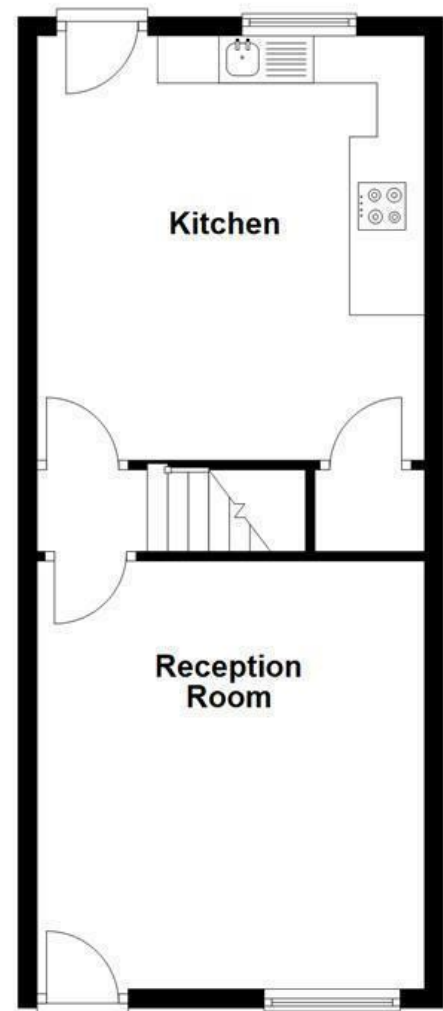


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	79
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Burnley Road, Burnley, BB10 2HJ

£895

AVAILABLE TO LET - LOVELY THREE BEDROOM HOME IN BRIERCLIFFE

Situated on Burnley Road in the popular area of Briercliffe, this delightful three-bedroom home offers a fantastic opportunity for those seeking comfortable and modern rental accommodation. Conveniently located close to local amenities, schools and transport links, this well-presented home is ideally positioned for a range of tenants.

Upon entering, you are welcomed by a spacious reception room, providing the perfect space to relax or entertain guests. The modern fitted kitchen offers ample storage and workspace, making it ideal for everyday living.

To the first floor, the property comprises three well-proportioned bedrooms and a contemporary three-piece bathroom suite, providing comfortable accommodation for families, couples or professionals alike.

Externally, the property benefits from an enclosed rear yard, offering a low-maintenance outdoor space to enjoy.

Early viewing is highly recommended to appreciate all this property has to offer. Contact our Lettings team today to arrange your viewing.

Burnley Road, Burnley, BB10 2HJ

£895

3 1 1 D

- Three Bedroom Mid Terrace Home
- Three Piece Family Bathroom
- On Street Parking
- Recently Renovated
- Spacious Reception Room
- Enclosed Rear Yard
- EPC Rating - D
- Modern Fitted Kitchen
- Three Well Proportioned Bedrooms
- Council Tax Band - A

Ground Floor

Reception Room
14'10 x 13'3 (4.52m x 4.04m)

Inner Hall
2'11 x 2'5 (0.89m x 0.74m)

Kitchen
14'8 x 13'5 (4.47m x 4.09m)

First Floor

Landing
8'9 x 5'11 (2.67m x 1.80m)

Bedroom One
13'2 x 12' (4.01m x 3.66m)

Bedroom Two
11'10 x 7'7 (3.61m x 2.31m)

Bedroom Three
11'6 x 5'3 (3.51m x 1.60m)

Bathroom
8'9 x 4' (2.67m x 1.22m)

External

Front
On street parking.

Rear
Enclosed yard to rear.



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