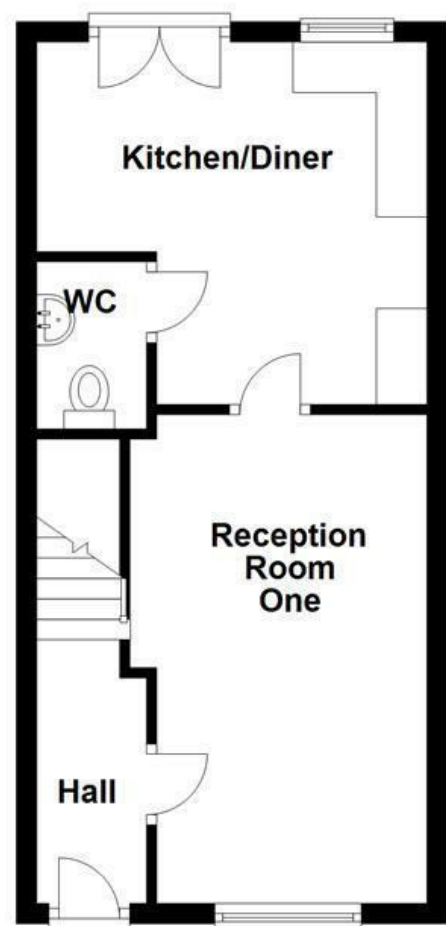
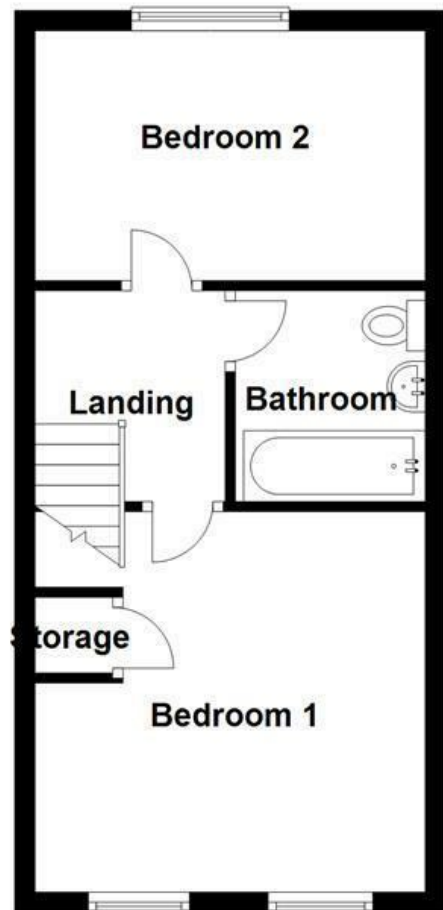


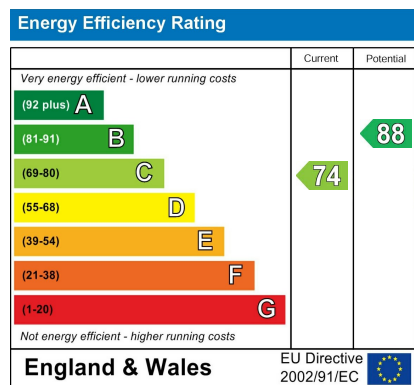
Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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.



Clifton Square, Burnley, BB12 0QB

£895 Per Month

AN ENVIABLE TWO BEDROOM END TERRACED PROPERTY WITHIN A GATED COMMUNITY

Having been presented and updated to the highest standard throughout with immaculate presentation, modern fixtures and fittings, neutral decor and gardens to the rear, this enviable two double bedroom end terraced property is being proudly welcomed to the lettings market in the highly regarded location of Burnley within a private and gated community. Benefitting from allocated parking space, two double bedrooms, spacious rooms and having been beautifully maintained throughout, this property is the perfect home for any small family or professional couple not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Pendle and Rossendale.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and staircase to the first floor. The reception room guides you on to a kitchen diner which then leads on to a WC. The first floor comprises of doors on to two double bedrooms and a three-piece bathroom suite. Externally there is an enclosed garden with artificial grass and patio area to the rear. To the front there is allocated parking for one car.

Clifton Square, Burnley, BB12 0QB

£805 Per Month

**2**

**1**

**1**

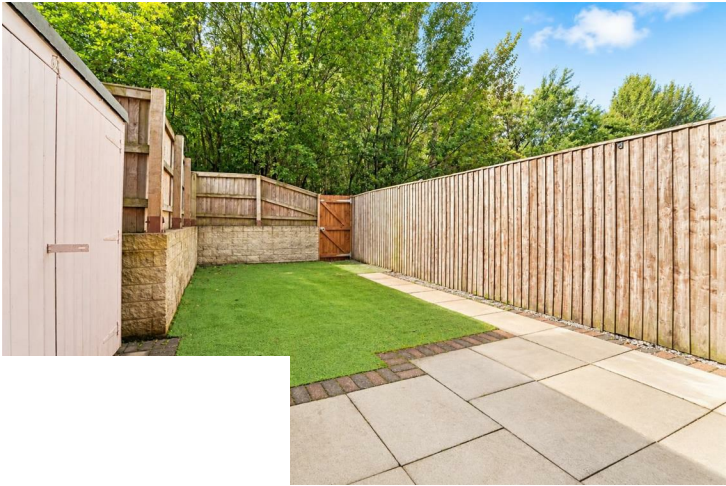
**C**

- Council Tax Band B
 - Two Bedroom Property
 - Enclosed Rear Garden With Patio Area
 - Low Maintenance Outdoor Areas
- EPC Rating C
 - Modern Fitted Kitchen
 - Gated Community
- Space For One Allocated Vehicle
 - Three Piece Bathroom Suite
 - Close Proximity to Local Amenities

Ground Floor	Bedroom One 12'11 x 12'4 (3.94m x 3.76m)
Entrance	Bedroom Two 12'11 x 8'1 (3.94m x 2.46m)
Hall 7'4 x 3'7 (2.24m x 1.09m)	Bathroom 6'10 x 6'1 (2.08m x 1.85m)
Reception Room One 15'10 x 9'8 (4.83m x 2.95m)	External
Kitchen/Diner 12'10 x 11'9 (3.91m x 3.58m)	Front
WC 5'5 x 3'4 (1.65m x 1.02m)	Rear
First Floor	
Landing 6'10 x 6'6 (2.08m x 1.98m)	



Directions



Tel: 01282507250

www.keenans-estateagents.co.uk