



Total area: approx. 72.8 sq. metres (783.7 sq. feet)

| Energy Efficiency Rating                                                            |           |           |
|-------------------------------------------------------------------------------------|-----------|-----------|
|                                                                                     | Current   | Potential |
| Very energy efficient - lower running costs                                         |           |           |
| (92 plus) <b>A</b>                                                                  |           | <b>89</b> |
| (81-91) <b>B</b>                                                                    |           |           |
| (69-80) <b>C</b>                                                                    | <b>69</b> |           |
| (55-68) <b>D</b>                                                                    |           |           |
| (39-54) <b>E</b>                                                                    |           |           |
| (21-38) <b>F</b>                                                                    |           |           |
| (1-20) <b>G</b>                                                                     |           |           |
| 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.



## Sunderland Street, Burnley, BB12 6JP

### £750 Per Month

A CHARMING TWO BEDROOM PROPERTY NOW AVAILABLE IN BURNLEY

Welcome to this charming mid-terrace house perfectly situated in the ever-popular Rosegrove area of Burnley, now available for rent. This delightful property features two spacious reception rooms, providing ample space for relaxation and entertaining. With two well-proportioned bedrooms, it is perfect for professionals or couples seeking a comfortable living environment.

The house is situated in a convenient location, offering easy access to local amenities and transport links, making it an ideal choice for those who value both comfort and accessibility. The bathroom is thoughtfully designed to cater to your daily needs, ensuring a practical living experience.

This property presents a wonderful opportunity to enjoy a cosy home in a vibrant community. Don't miss out on the chance to make this lovely house your new rental home.

For further information or to book a viewing please contact our Lettings Team at your earliest convenience.

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£750 Per Month

2 1 1 C

- Council Tax Band A
- Modern Fitted Kitchen
- Enclosed Rear Yard Space
- On Street Parking
- EPC Rating C
- Ideal Home For A Couple Or Small Family
- Utility Room
- Two Well Proportioned Bedrooms
- Three Piece Shower Room
- Easy Access To Major Commuter Routes

Ground Floor

Lounge 13'5 x 12'9

Kitchen/Diner  
13'5 x 11'11 (4.09m x 3.63m)

Utility  
13'5 x 6'10 (4.09m x 2.08m)

First Floor

Landing

Bedroom One  
13'5 x 13'4 (4.09m x 4.06m)

Bedroom Two  
12'8 x 7'1 (3.86m x 2.16m)

Shower Room  
6'10 x 5'11 (2.08m x 1.80m)

External

Rear  
Enclosed yard space.

