



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	76
(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.

Wren Street, Burnley, BB12 6QG

£795

AN IMPRESSIVE FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, an abundance of indoor space and neutral decoration, this exceptional three bedroom mid terraced property is being proudly welcomed to the rental market in the sought after location of Burnley. With modern fixtures and fittings, three generously sized bedrooms and two living spaces, this property is the perfect home for any family truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Pendle, Accrington, Rossendale and major motorway links.

This property comprises briefly: entrance into the vestibule. The vestibule is open to the hallway. From the hallway, there are stairs leading to the first floor and doors providing access to two reception rooms and kitchen. The kitchen offers access to the utility which then leads to a WC and rear yard. From the first floor, there are doors providing access to three bedrooms and a three piece bathroom suite. Externally, this property offers a rear, enclosed, paved yard with a gate to a shared access road. The property has had a new boiler, windows and doors.

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

Wren Street, Burnley, BB12 6QG

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- Mid Terraced Property
- Three Bright Bedrooms
- On Street Parking
- EPC Rated D
- Two Spacious Living Areas
- Three Piece Bathroom Suite
- Council Tax Band Is A
- Fitted Kitchen
- Enclosed Paved Rear Yard
- Leasehold Property

Ground Floor

Entrance

Enter via a composite door leading into the vestibule.

Vestibule

3'06 x 3'01 (1.07m x 0.94m)

Open to the hall.

Hall

24 x 3'02 (7.32m x 0.97m)

Central heating radiator, wood effect flooring, doors leading to two reception rooms, kitchen and stairs leading up to the first floor.

Reception Room One

14'03 x 10'03 (4.34m x 3.12m)

UPVC double glazed window, central heating radiator, coving to the ceiling, smoke alarm, understairs storage.

Reception Room Two

13 x 10'05 (3.96m x 3.18m)

UPVC double glazed window, central heating radiator.

Kitchen

10'08 x 6'09 (3.25m x 2.06m)

UPVC double glazed window, central heating radiator, gloss wall and base units with wood effect worktops, stainless steel sink and drainer with mixer tap, oven with four ring hob and extractor hood, space for a fridge freezer, space for dryer, spotlights, smoke alarm, part tiled elevations, wood effect flooring, door leading to the utility.

Utility

4'08 x 4'01 (1.42m x 1.24m)

Central heated towel rail, plumbing for washing machine, boiler, tiled flooring, doors leading to the WC and out to the rear of the property.

WC

4'08 x 2'05 (1.42m x 0.74m)

Dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, tiled flooring.

First Floor

Lading

10'01 x 5'07 (3.07m x 1.70m)

Smoke alarm, access to the attic, doors leading to three bedrooms and a bathroom.

Bedroom One

13'10 x 11'01 (4.22m x 3.38m)

UPVC double glazed window, central heating radiator, coving to the ceiling, integrated wardrobes.

Bedroom Two

10'03 x 6'11 (3.12m x 2.11m)

UPVC double glazed window, central heating radiator, coving to the ceiling, smoke alarm.

Bedroom Three

10'03 x 6'06 (3.12m x 1.98m)

UPVC double glazed window, central heating radiator, coving to the ceiling.

Bathroom

6'11 x 6'05 (2.11m x 1.96m)

Central heated towel rail, dual flush WC, pedestal wash basin with traditional taps and overhead main feed shower, spotlights, extractor fan, coving to the ceiling, tiled walls, tiled flooring.

Externally

Front

Paved garden.

Rear

Enclosed paved yard with gate leading to a shared access road.



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