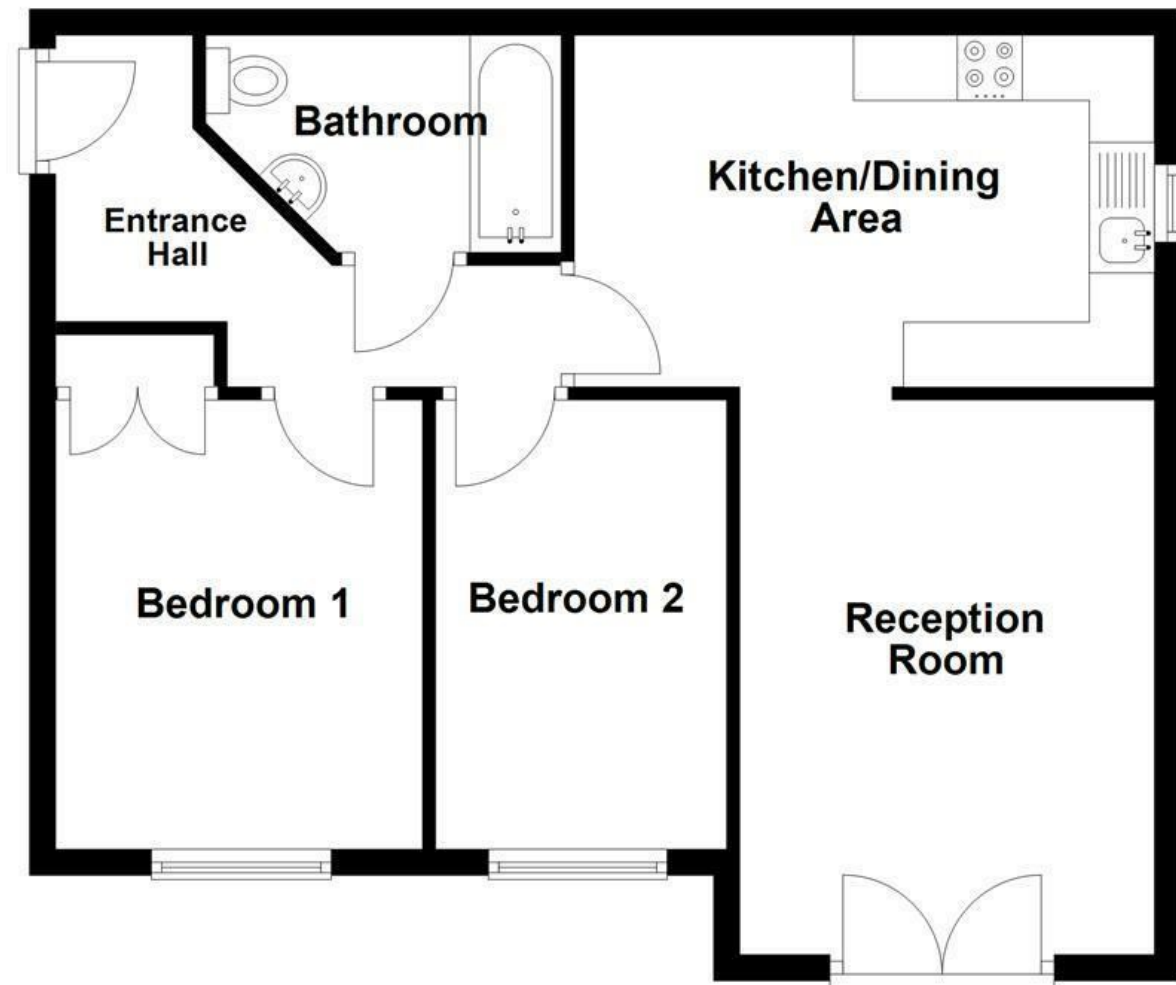
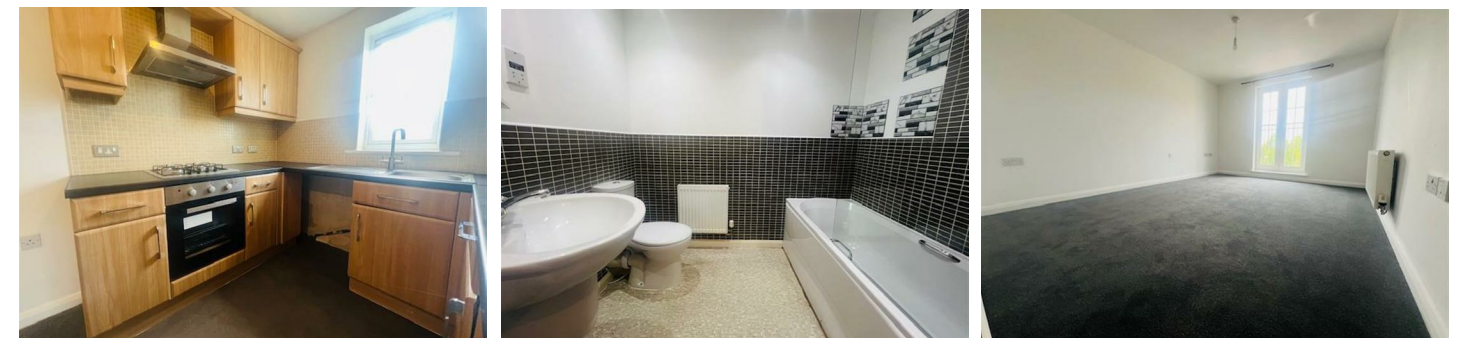


Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(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.



Greenbrook Road, Burnley, BB12 6PY

£695 Per Month

A DECEPTIVELY SPACIOUS, TWO BEDROOM APARTMENT IN A POPULAR AREA OF BURNLEY!

Present to the rental market in a highly sought after area of Burnley, is this superb, two bedroom apartment. Suited perfectly for a couple or small family, the property is located within close proximity of schools, amenities and transport links as well as being only a short distance from the attractions of Burnley Town Centre and Padiham. The property benefits from a recent makeover.

Comprising briefly; Entrance into a hallway. The hallway has doors leading to a bathroom, two bedrooms and a fitted kitchen which allows open access to a living space with french doors to a Juliette balcony.

There is parking for one car plus additional visitor parking. Viewings can be arranged by calling our Lettings team today. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Greenbrook Road, Burnley, BB12 6PY

£695 Per Month

 2  1  1  B

- Two Spacious bedrooms
 - Allocated Parking & Visitor Parking
 - Close Proximity To Local Amenities
 - Available Immediately
- Quiet Cul-de-sac Location
 - Communal Garden Areas
 - Stunning Views
- Open Plan Living Kitchen
 - Easy Access To Transport Links
 - Recent Makeover

Main Entrance

Communal entrance, letter boxes and stairs to all floors.

Entrance Hallway

Central heating radiator, smoke alarm, storage cupboard and doors to two bedrooms, bathroom and dining kitchen.

Reception Room

14'3 x 10'6 (4.34m x 3.20m)

UPVC double glazed French doors to the Juliet balcony, central heating radiator, intercom and television points.

Kitchen Diner

14'8 x 8'10 (4.47m x 2.69m)

UPVC double glazed frosted window, central heating radiator, range of wood effect wall and base units with granite effect surfaces and tiled splash-backs, stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob, extractor hood, plumbing for washing machine, space for fridge and open to the living area.

Bedroom One

11'7 x 9'4 (3.53m x 2.84m)

UPVC double glazed window, central heating radiator, built in storage cupboard and television point.

Bedroom Two

11'4 x 7'4 (3.45m x 2.24m)

UPVC double glazed window and central heating radiator.

Bathroom

7'0 x 5'9 (2.13m x 1.75m)

Panelled bath with direct feed shower overhead, dual flush WC, pedestal wash basin, part tiled elevations, extractor fan and tiled effect laminate flooring.

External

Allocated parking space, extra visitor spaces, communal gardens and bin storage.

Agents Notes

Council Tax Band B and EPC Rating B.



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