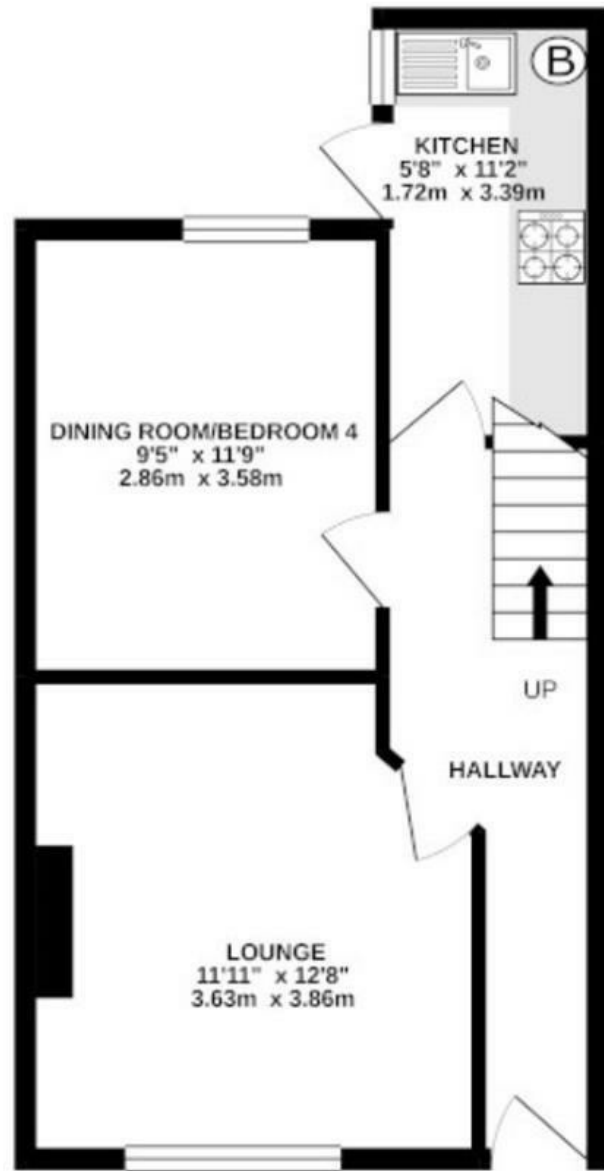
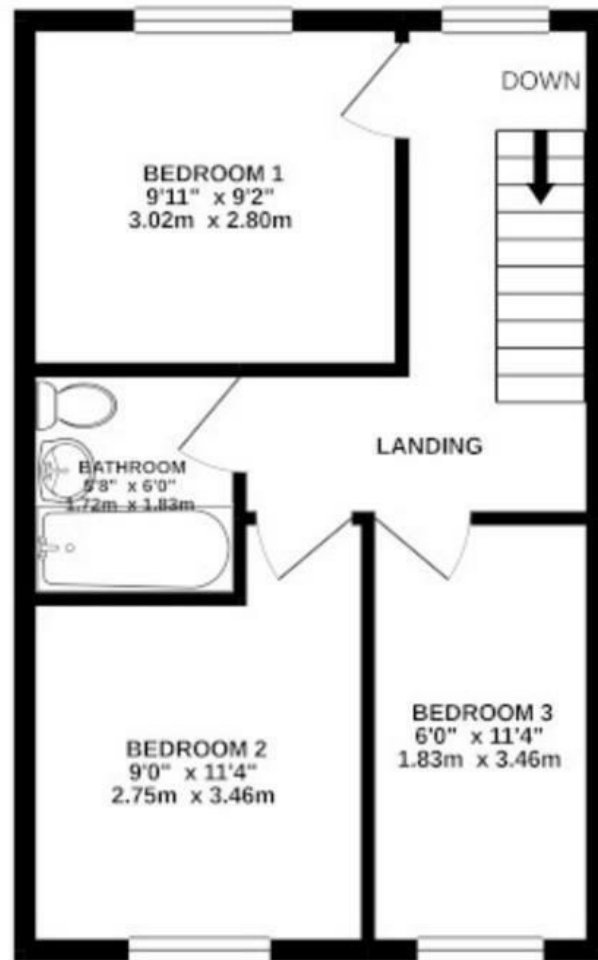


GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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.



## Woodbine Road, Burnley, BB12 6RE

### £850 Per Month

THREE BEDROOM FAMILY TERRACE IN BURNLEY

Nestled on the charming Woodbine Road in Burnley, this delightful mid-terrace house offers a perfect blend of character and modern living. Built in 1900, making it an ideal home for families or those seeking a comfortable retreat.

Upon entering, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed, allowing for a seamless flow between the rooms. The kitchen is well equipped for culinary enthusiasts.

Upstairs, you will find three spacious double bedrooms, providing plenty of room for rest and personal space. The well-appointed bathroom completes the upper level, ensuring convenience for all residents.

This home is not only a wonderful living space but also a fantastic opportunity to embrace the vibrant community of Burnley. With its blend of traditional charm and modern amenities, this property is sure to appeal to a variety of renters. Don't miss 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.

# Woodbine Road, Burnley, BB12 6RE

£850 Per Month



- Three Spacious Bedrooms
- Modern Fitted Kitchen
- Council Tax Band A
- Mid Terrace Property
- Three Piece Bathroom Suite
- EPC Rating C
- Two Reception Rooms
- Close Proximity to Local Amenities
- Excellent Transport and Commuter Links

## Ground Floor

### Entrance

UPVC double glazed entrance door into hallway.

### Hallway

Doors to two reception rooms, kitchen and stairs to first floor.

### Lounge

11'11 x 12'8 (3.63m x 3.86m)

UPVC double glazed window and central heating radiator.

### Dining Room

11'9 x 9'5 (3.58m x 2.87m)

UPVC double glazed window and central heating radiator.

### Kitchen

11'2 x 5'8 (3.40m x 1.73m)

UPVC double glazed window, a range of wall and base units with complimentary work surfaces, electric oven, four ring gas hob, extractor hood over, stainless steel one and a half bowl sink with drainer and mixer tap and tiled splash backs and UPVC double glazed frosted door to rear.

## First Floor

### Landing

UPVC double glazed window and doors to three bedrooms and bathroom.

### Bedroom One

9'11 x 9'2 (3.02m x 2.79m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

11'4 x 9'0 (3.45m x 2.74m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

11'4 x 6'0 (3.45m x 1.83m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'0 x 5'8 (1.83m x 1.73m )

Three piece bathroom suite consisting of panel bath with shower over, dual flush W.C and pedestal wash basin.

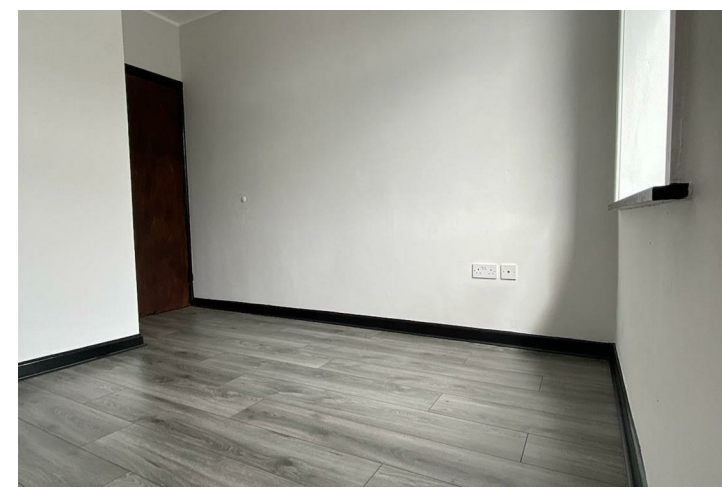
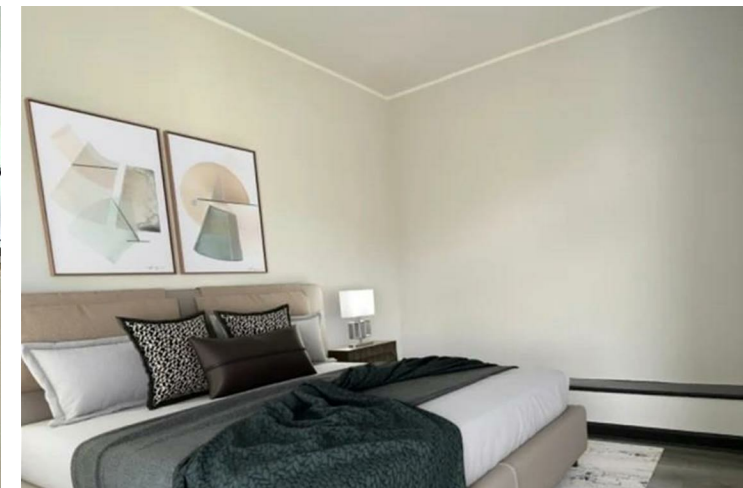
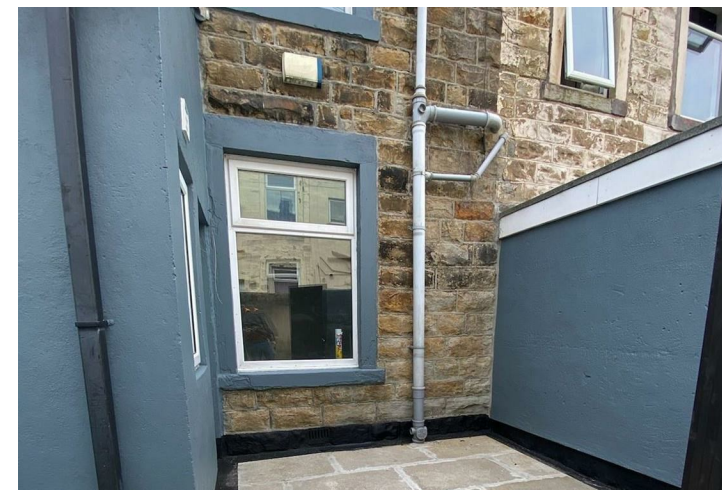
## External

## Front

On street parking.

## Rear

Enclosed paved yard.



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