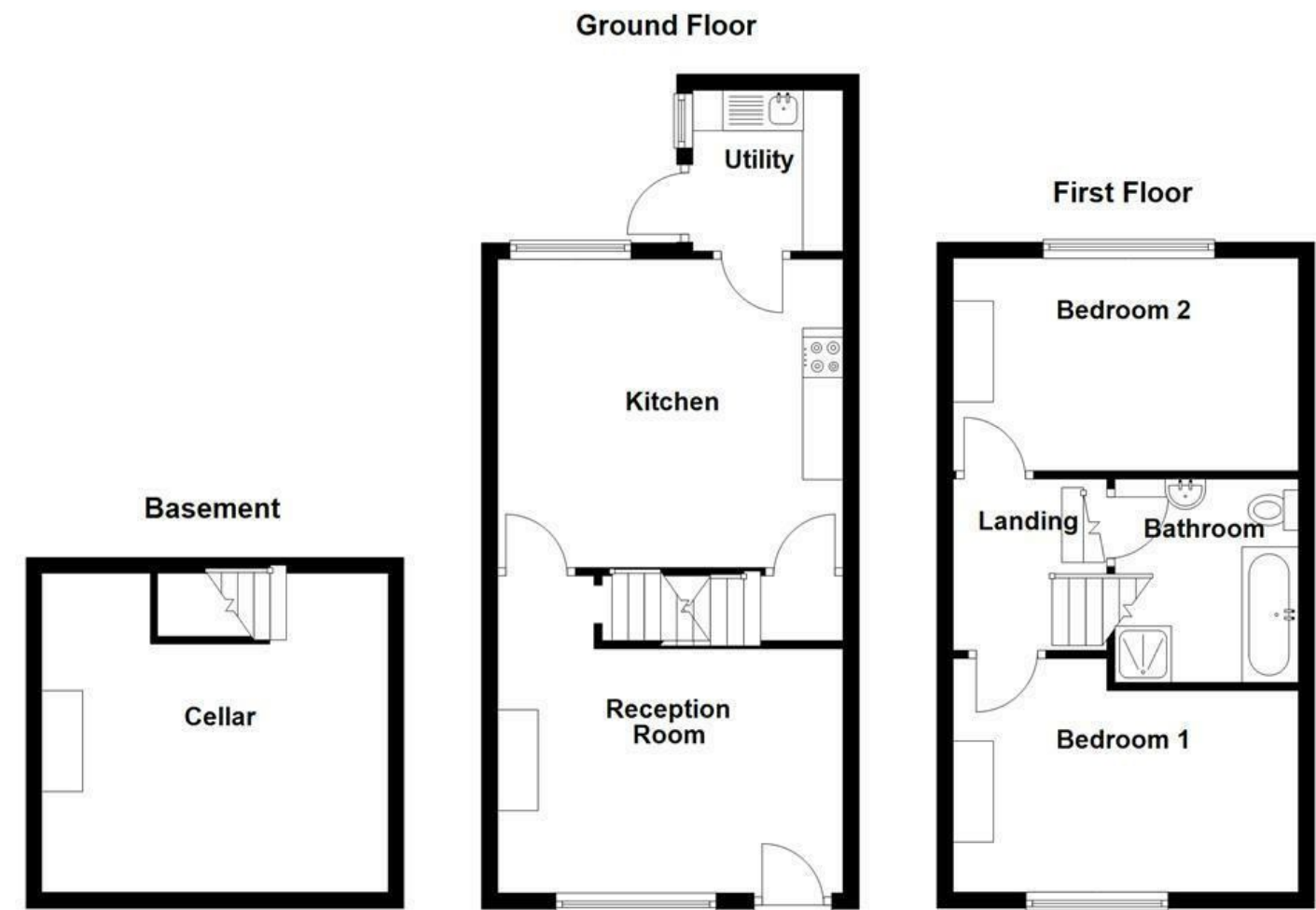




## Healey Wood Road, Burnley, BB11 2LP

**£600 Per Month**

TWO-BEDROOM MID TERRACE IN BURNLEY

Nestled on Healey Wood Road in the charming town of Burnley, this delightful house is being welcomed to the rental market. It offers a perfect blend of comfort and functionality. With two generous reception rooms, this property provides ample space for both relaxation and entertaining. The inviting kitchen dining area is complemented by an adjoining utility room, making daily chores a breeze and providing additional storage.

The house features two well-proportioned double bedrooms, ensuring that there is plenty of room for rest and privacy. The well-appointed bathroom adds to the overall appeal, providing a serene space for unwinding after a long day.

This property is ideal for those seeking a cosy home in a friendly neighbourhood, with easy access to local amenities and transport links.

To book a viewing of for more information please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

| Energy Efficiency Rating                    |                         |                                                                                     |
|---------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                           |
| Very energy efficient - lower running costs |                         |                                                                                     |
| (92 plus) <b>A</b>                          |                         | <b>87</b>                                                                           |
| (81-91) <b>B</b>                            |                         |                                                                                     |
| (69-80) <b>C</b>                            |                         |                                                                                     |
| (55-68) <b>D</b>                            | <b>66</b>               |                                                                                     |
| (39-54) <b>E</b>                            |                         |                                                                                     |
| (21-38) <b>F</b>                            |                         |                                                                                     |
| (1-20) <b>G</b>                             |                         |                                                                                     |
| Not energy efficient - higher running costs |                         |                                                                                     |
| <b>England &amp; Wales</b>                  | 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.

# Healey Wood Road, Burnley, BB11 2LP

£600 Per Month

 2  1  2  D

- Two Bedroom Mid Terraced Property
  - Spacious Kitchen Dining Area
  - Well Appointed Family Bathroom
  - Council Tax Band - A
- Two Generous Reception Rooms
  - Separate Utility Room
  - On Street Parking
- Two Well Proportioned Double Bedrooms
  - Close To Local Amenities
  - EPC Rating - D

## Ground Floor

**Reception Room**  
14'1 x 10'4 (4.29m x 3.15m)

**Kitchen**  
14'1 x 12'8 (4.29m x 3.86m)

**Utility**  
6'6 x 6'1 (1.98m x 1.85m)

## First Floor

**Landing**  
5'5 x 4'11 (1.65m x 1.50m)

**Bedroom One**  
13'11 x 8'6 (4.24m x 2.59m)

**Bedroom Two**  
13'2 x 8'4 (4.01m x 2.54m)

**Bathroom**  
8'3 x 8'2 (2.51m x 2.49m)

## External

**Rear**  
Enclosed rear yard space.

