



Hilton &
Horsfall

BB12 6NL

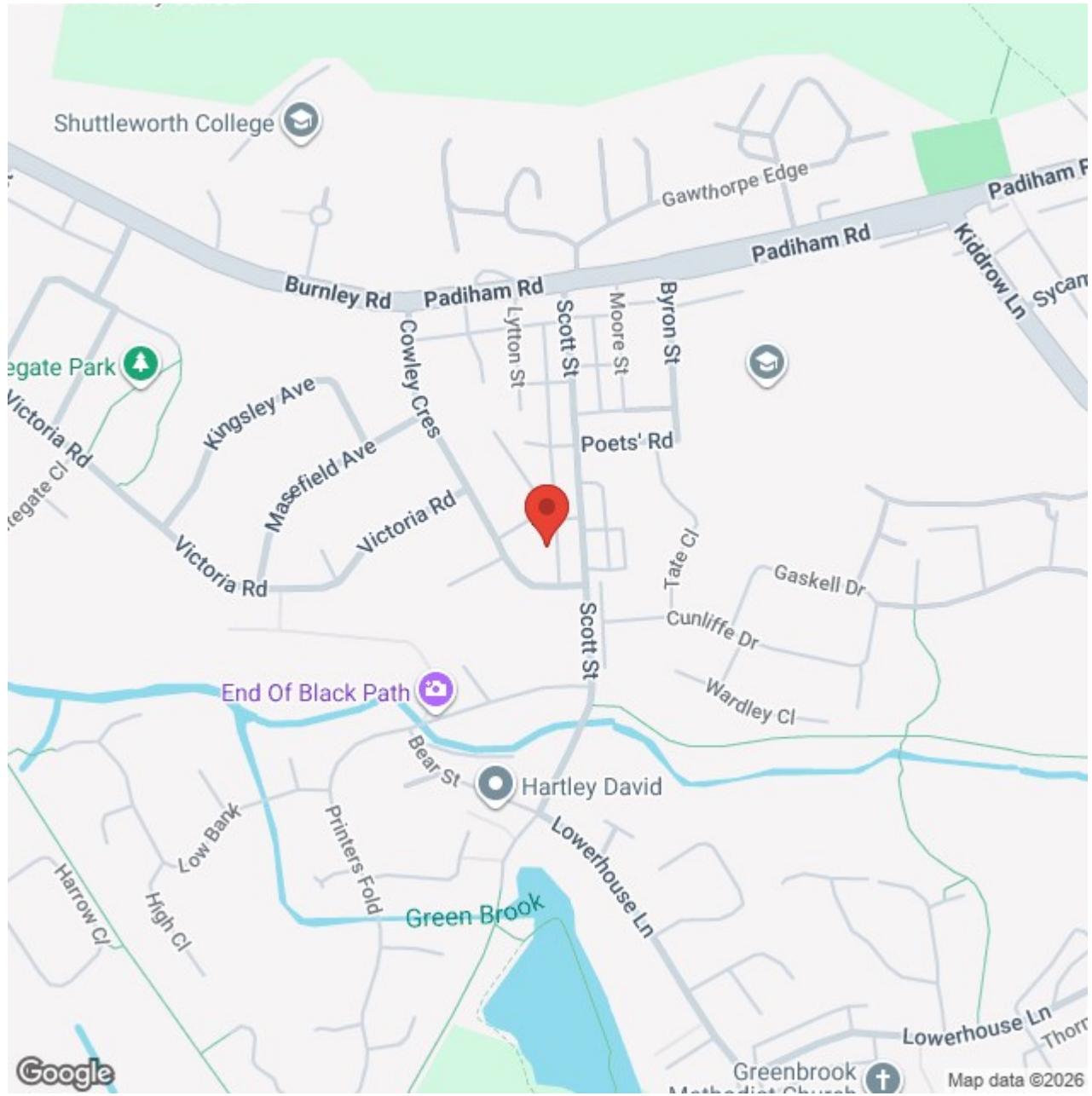
Campbell Street, Burnley

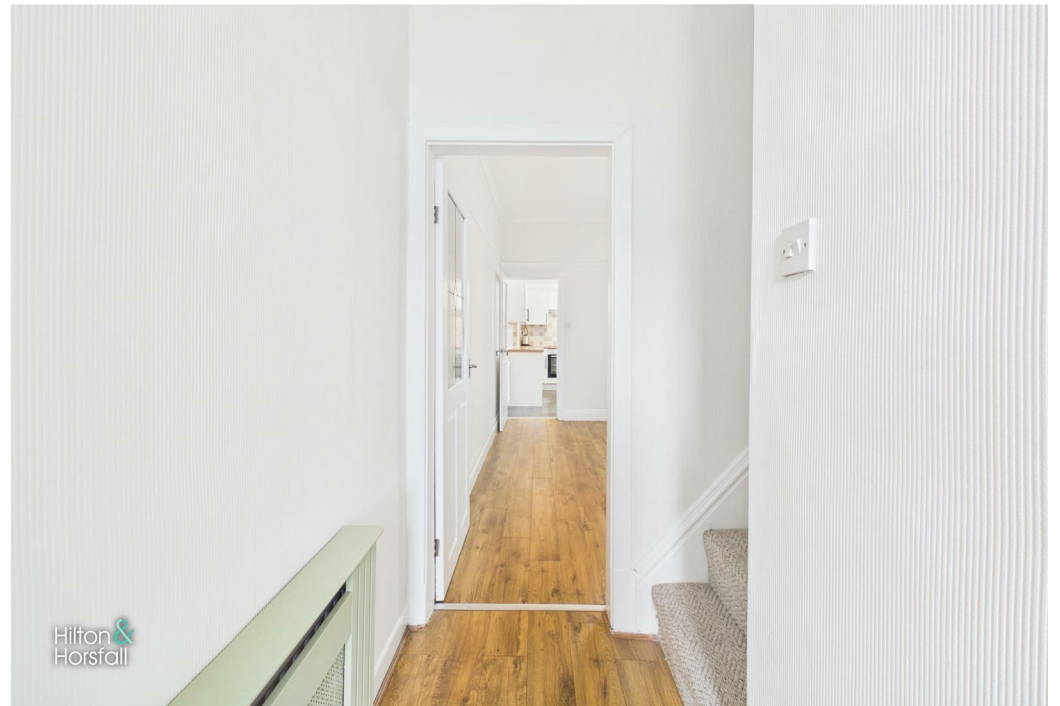
£695 Per Month

- Recently renovated mid terrace home
- Two well proportioned bedrooms
- Two reception rooms
- Modern fitted kitchen
- Three piece bathroom suite
- Enclosed low maintenance rear yard

An excellent opportunity to rent this well presented and recently renovated mid terrace home situated within a convenient location in Burnley. Finished throughout in neutral tones and ready for immediate occupation, the accommodation briefly comprises an entrance hallway, spacious living / dining room, separate sitting room and a modern fitted kitchen with access out to the enclosed rear yard. To the first floor are two well proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes, together with a modern three piece bathroom suite. Externally the property offers a low maintenance enclosed rear yard and enjoys an open aspect to the front over a grassed area. Early viewing is highly recommended.







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Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

Accessed via the front entrance door, the entrance hallway provides access through to the living / dining room and the first floor staircase. Finished with attractive wood effect flooring and neutral décor, creating a bright and welcoming first impression upon entering the property.

SITTING ROOM 9'10" x 9'10" (3.00m x 3.02m)

Positioned to the front of the property, a well presented second reception room offering flexibility for a variety of uses including a sitting room, dining room, home office or occasional snug. Benefiting from a large front facing window allowing for plenty of natural light, complemented by neutral décor and attractive wood effect flooring creating a bright and inviting space.

LIVING ROOM / DINING ROOM 12'11" x 13'7" (3.96m x 4.15m)

A spacious and well presented reception room offering ample space for both living and dining furniture, finished with attractive wood effect flooring and neutral décor throughout. Featuring a decorative fireplace creating an attractive focal point, with a large rear facing window allowing plenty of natural light and providing access through to the fitted kitchen, making this an ideal everyday living and entertaining space.

KITCHEN 10'9" x 6'2" (3.28m x 1.89m)

A modern fitted kitchen comprising a range of matching wall and base units with contrasting wood effect work surfaces and tiled splashbacks, incorporating an inset sink with mixer tap, integrated electric oven and four ring hob. The room benefits from a rear facing window allowing for plenty of natural light, contemporary flooring and a UPVC rear door providing access out to the enclosed rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE 9'10" x 11'9" (3.00m x 3.59m)

A generously proportioned double bedroom positioned to the front of the property, offering fitted wardrobes with mirrored doors providing excellent built in storage. Benefiting from a large front facing window allowing for plenty of natural light, complemented by neutral décor and fitted carpeting creating a bright and comfortable space.

BEDROOM TWO 13'1" x 6'10" (3.99m x 2.10m)

A well proportioned second bedroom positioned to the rear of the property, offering space for a bed and additional furnishings if required. Benefiting from a rear facing window providing natural light, complemented by neutral décor and fitted carpeting creating a bright and comfortable room suitable as a bedroom, nursery or home office.

BATHROOM 5'4" x 6'5" (1.65m x 1.96m)

A modern three piece bathroom suite comprising a panelled bath with glazed shower screen and shower over, low level WC and pedestal wash basin. Finished with tiled walls and contemporary flooring, the room benefits from a frosted rear facing window allowing for natural light whilst maintaining privacy.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/campbell-street>

LOCATION

Situated in a convenient residential position in Burnley, this property enjoys easy access to a range of everyday amenities including local shops, supermarkets and leisure

facilities. The area is well placed for commuters with excellent transport links nearby including regular bus routes, access to the M65 motorway network and rail connections from Rose Grove Station. A selection of well regarded primary and secondary schools can also be found close by, making this a practical and well connected location.

PUBLISHING

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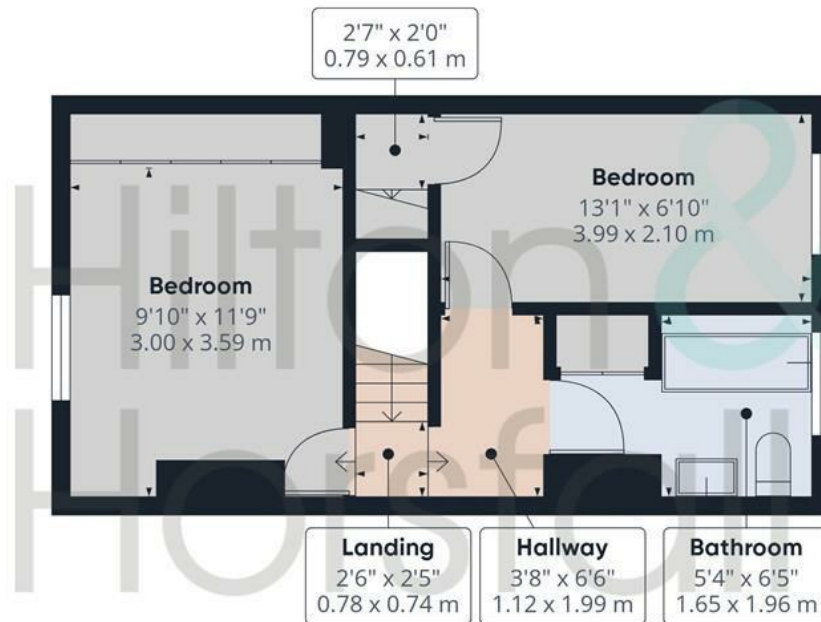
OUTSIDE

Externally the property enjoys an open aspect to the front overlooking the grassed area opposite, whilst to the rear there is an enclosed low maintenance yard providing useful outdoor space and gated access. A practical and easy to maintain outside area suited to modern day living.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

721 ft²
67.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024