



Hilton &
Horsfall

BB10 4QR

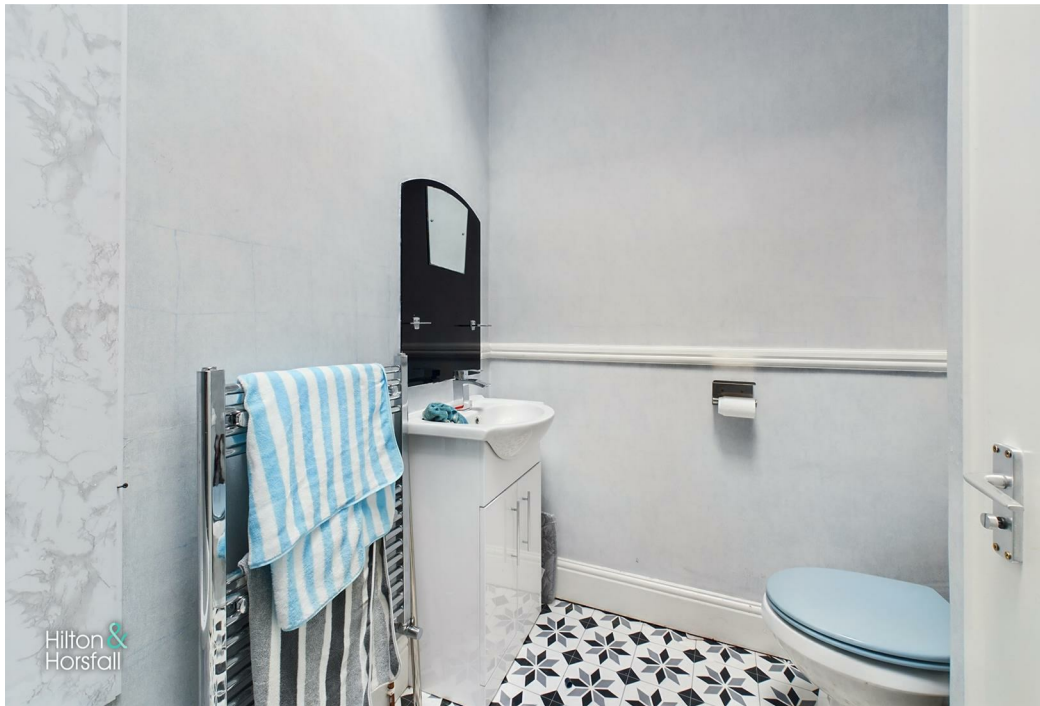
Brunshaw Road, Burnley

£895 PCM

A fantastic opportunity to acquire this THREE bedroomed terraced dwelling that is new to the rental market. Situated conveniently close by to local amenities, good schools and transport links. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities. This property affords many noteworthy features throughout and briefly comprises of:

- two reception rooms, fitted kitchen, three well proportioned bedrooms and a contemporary three piece bathroom suite. Externally to the front is an enclosed forecourt and to the rear you will find a well kept yard.





Lancashire

A fantastic opportunity to acquire this THREE bedroomed terraced dwelling that is new to the rental market. Situated conveniently close by to local amenities, good schools and transport links. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities. This property affords many noteworthy features throughout and briefly comprises of: two reception rooms, fitted kitchen, three well proportioned bedrooms and a contemporary three piece bathroom suite. Externally to the front is an enclosed forecourt and to the rear you will find a well kept yard.

GROUND FLOOR

On the ground floor there is:

DINING ROOM 13'5" x 11'2" (4.11m x 3.42m)

Having ample space for a dining table and chairs, ceiling coving, dado rail, wall feature fireplace, 1x central heating radiator and uPVC double glazed bay fronted window.

LIVING ROOM 14'10" x 14'3" (4.53m x 4.35m)

A family sized living room with space for settees, television point, wall feature fireplace with log burner set within, 1x central heating radiator, ceiling coving, dado rail, under stairs storage cupboard and uPVC double glazed window to the rear elevation.

KITCHEN 15'2" x 6'9" (4.63m x 2.07m)

Offering a range of fitted wall and base units with contrasting worktops, space for a freestanding fridge / freezer, Beko oven / grill, 4 ring gas hob with chrome extractor hood, inset sink with chrome

mixer tap, plumbing for a washing machine, MAIN boiler and uPVC double glazed window and door to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 14'11" x 12'0" (4.56m x 3.67m)

A bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

BEDROOM TWO 11'7" x 7'5" (3.54m x 2.28m)

Another bedroom of double proportions with integrated wardrobes, 1x central heating radiator and uPVC double glazed window to the rear elevation

BEDROOM THREE 11'1" x 7'1" (3.40m x 2.17)

A well proportioned bedroom with space for drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BATHROOM

A contemporary three piece bathroom suite comprising of: panelled bathtub with chrome mixer tap, shower over and glass shower screen, push button w.c, sink in vanity unit with chrome mixer tap, heated chrome towel rack and velux window.

EXTERNALLY

Externally to the front is an enclosed forecourt and to the rear you will find a well kept yard.

PROPERTY DETAILS

Unless stated otherwise, these details may be in a

draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk



Hilton &
Horsfall

BB10 4QR

OUTSIDE

Externally to the front is an enclosed forecourt and to the rear you will find a well kept yard.







Hilton &
Horsfall



Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)