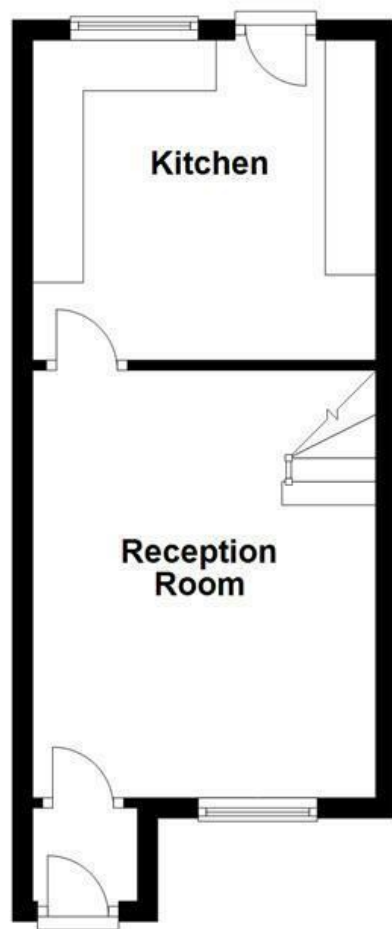
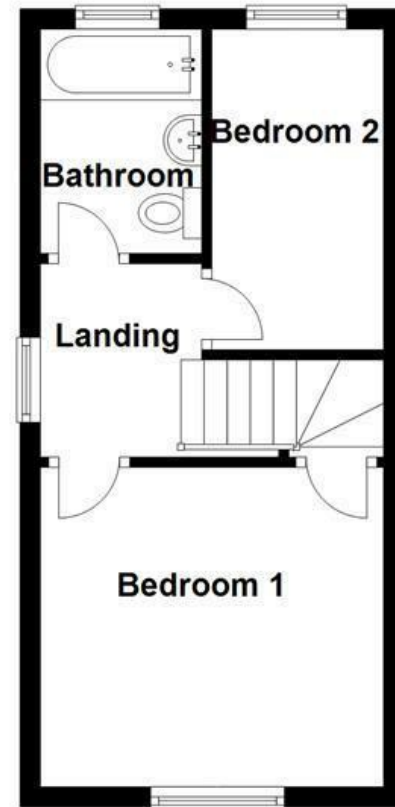


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		73	
(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.

## Castlerigg Drive, Burnley, BB12 8AT

### £800

A TWO BEDROOM SEMI DETACHED HOME

This two bedroom semi detached property is being proudly welcomed to the rental market in the highly sought after area of Burnley. Boasting a modern fitted kitchen, spacious reception room and two generously sized bedrooms as well as an enviable rear garden and off road parking. This property has everything that a couple or small family would need! Situated conveniently close to shops and amenities, as well as local bus routes to the town centre. View early to avoid disappointment!

The property comprises briefly; entrance via the vestibule into a bright and welcoming reception room that has a door to the kitchen and staircase to the first floor. The kitchen has a door to the rear. The first floor landing houses doors on to two generously sized bedrooms and a three piece bathroom suite. Externally to the rear of the property is an enclosed laid to lawn garden with flagged patio, bedding areas and a storage shed. The front of the property has a laid to lawn garden with bedding areas, stone chippings and driveway for multiple cars.

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# Castlerigg Drive, Burnley, BB12 8AT

£800



- Semi Detached Property
- Two Bedrooms
- Contemporary Fitted Kitchen
- Three Piece Bathroom
- Enclosed Rear Garden
- Off Road Parking
- Neutral Finish

## Ground Floor

### Entrance Hallway

3'5 x 3' (1.04m x 0.91m)

Composite entrance door, alarm system and door to the reception room.

### Reception Room

13'10 x 11'1 (4.22m x 3.38m)

UPVC double glazed window, central heating radiator, television point, smoke alarm, wood effect flooring, stairs to the first floor and door to the kitchen.

### Kitchen

11'1 x 10'4 (3.38m x 3.15m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, smoke alarm, laminate flooring and UPVC double glazed door to the rear.

## First Floor

### Landing

UPVC double glazed frosted window, loft access, smoke alarm, carbon monoxide alarm and doors to two bedrooms and bathroom.

### Bedroom One

11'2 x 10'4 (3.40m x 3.15m)

UPVC double glazed window, central heating radiator and fitted storage.

### Bedroom Two

10'6 x 5'7 (3.20m x 1.70m)

UPVC double glazed window and central heating radiator.

### Bathroom

7'3 x 4'10 (2.21m x 1.47m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, tiled elevations and laminate flooring.

## External

### Front

Laid to lawn garden and driveway providing off road parking.

### Rear

Enclosed laid to lawn garden with paved patio.



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