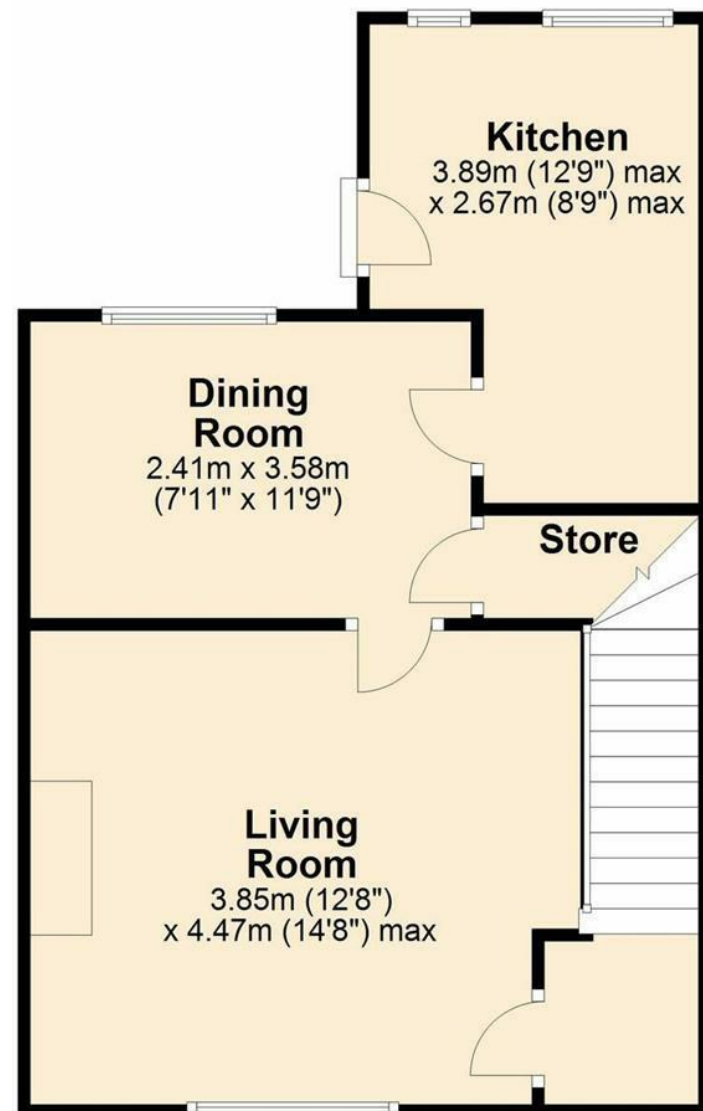


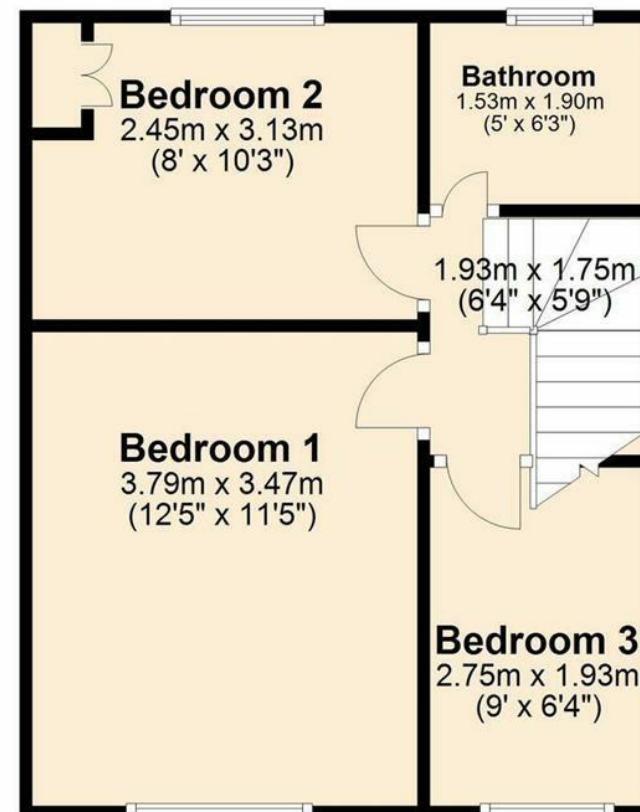
## Ground Floor

Approx. 41.0 sq. metres (440.9 sq. feet)

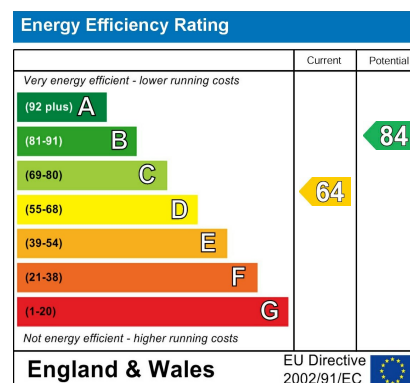


## First Floor

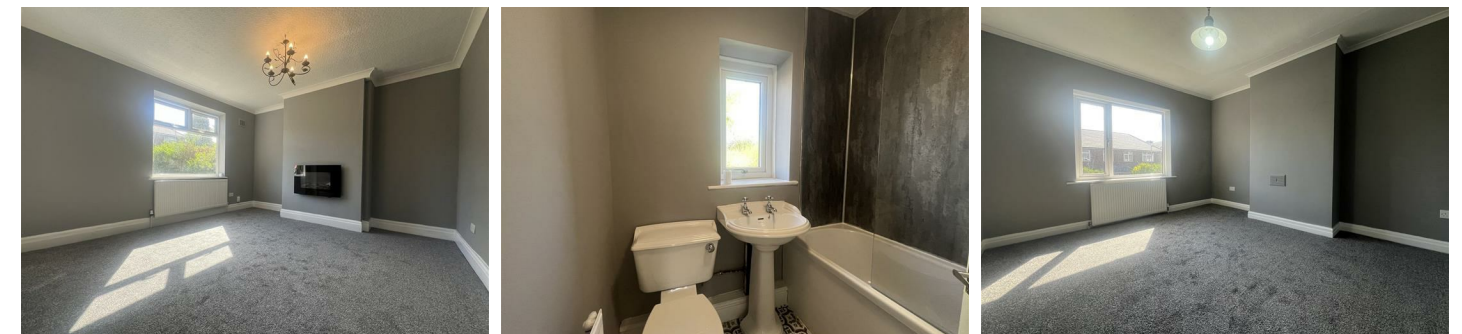
Approx. 33.7 sq. metres (362.8 sq. feet)



Total area: approx. 74.7 sq. metres (803.7 sq. feet)



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.



## Cambridge Drive, Burnley, BB12 7DA

### £910

NEWLY REFURBISHED THREE BEDROOM FAMILY HOME

This newly refurbished three bedroom family property in a popular residential area is being proudly welcomed to the rental market.

Conveniently located for all local amenities and with excellent commuter links, this property is a must see. Would ideally suit a growing family or couple looking for a little more space.

It briefly comprises; a welcoming entrance hall, two reception rooms, modern fitted kitchen, three bedrooms, a three piece family bathroom and front and rear gardens.

For more information or to book a viewing please contact our Lettings team at your earliest convenience.



# Cambridge Drive, Burnley, BB12 7DA

## £910

 3  1  2  D

- Three Bedrooms
  - Gardens To Front and Rear
  - EPC Rating D
  - Modern Fitted Kitchen
- Recently Refurbished
  - Close Proximity To Local Amenities
  - Council Tax Band A
- Two Reception Rooms
  - Excellent Transport Links
  - Popular Residential Location

### Ground Floor

#### Entrance

UPVC front door to hall.

#### Hall

5'3 x 3'6 (1.52m'0.91m x 0.91m'1.83m)  
Central heating radiator, stairs to first floor and door to reception room one.

#### Reception Room One

14'8 x 12'8 (4.47m x 3.86m)  
UPVC double glazed window, central heating radiator, wall mounted electric fire and door to reception room two/dining room.

#### Reception Room Two/Dining Room

11'9 x 7'11 (3.58m x 2.41m)  
UPVC double glazed window, central heating radiator and doors to under stairs storage and kitchen.

#### Kitchen

12'9 x 8'9 (3.89m x 2.67m)  
Two UPVC double glazed windows, central heating radiator, a range of wall and base units with laminate work tops, electric oven, four ring gas hob, extractor hood, stainless steel sink with drainer and mixer tap, tiled splash backs, space and plumbing for washing machine, UPVC double glazed frosted door to rear garden and tiled effect vinyl flooring.

### First Floor

#### Landing

6'4 x 5'9 (1.93m x 1.75m)  
Doors to bathroom and three bedrooms.

#### Bedroom One

12'5 x 11'5 (3.78m x 3.48m)  
UPVC double glazed windows and central heating radiator.

#### Bedroom Two

10'3 x 8'0 (3.12m x 2.44m)  
UPVC double glazed window, central heating radiator and storage/boiler cupboard.

#### Bedroom Three

9'0 x 6'4 (2.74m x 1.93m)  
UPVC double glazed windows and central heating radiator.

#### Bathroom

6'3 x 5'1 (1.91m x 1.55m)  
UPVC double glazed frosted windows, central heating radiator, panel bath with traditional taps, overhead direct feed shower, pedestal sink with traditional taps, dual flush WC, extractor and tile effect vinyl flooring.

### External

#### Front

Walled front garden with flagged and grassy areas. On street parking.

#### Rear

Rear garden with flagged and grassy areas

#### Agents Notes

Council Tax Band A



Tel: 01282507250

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