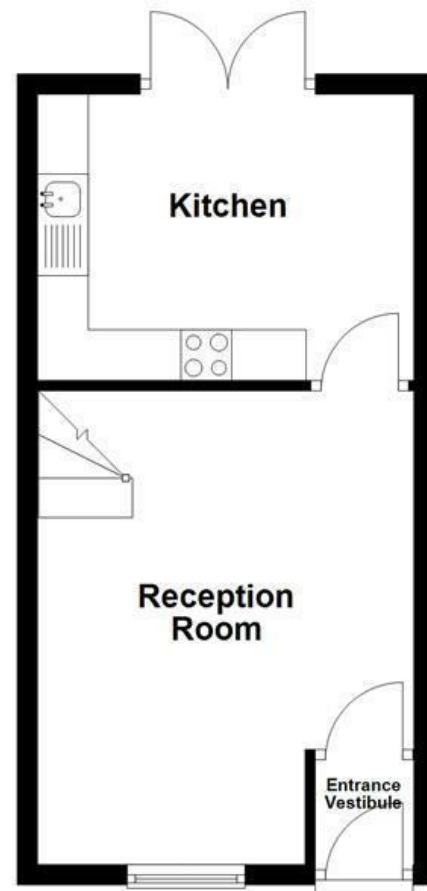
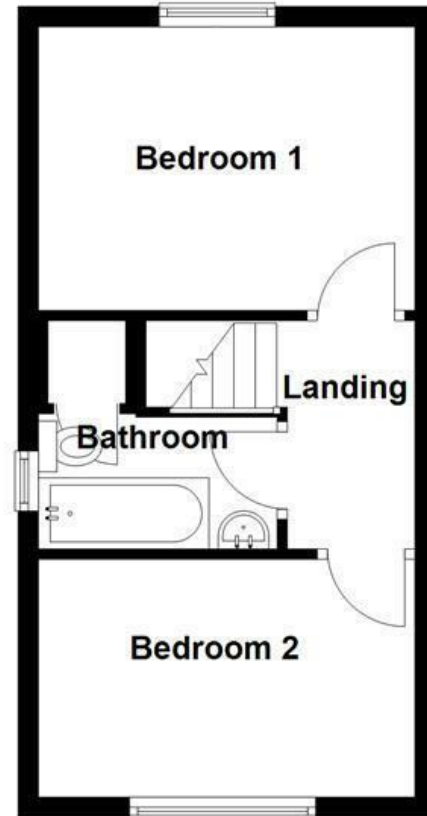


Ground Floor
Approx. 302.8 sq. feet



First Floor
Approx. 302.8 sq. feet



Total area: approx. 605.6 sq. feet

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			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.



Tarn Brook Close, Huncoat, BB5 6XD

£900

AN ENVIABLE SEMI DETACHED PROPERTY

Having been presented and maintained beautifully throughout and having undergone a full transformation, this exceptional two double bedroom semi detached property is being proudly welcomed to the rental market within the most desirable location of Huncoat. With neutral decoration, modern fixtures and fittings and enviable garden space, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance vestibule leads through to a spacious reception room. The reception room guides you on to a kitchen diner and houses a staircase to the first floor. The kitchen diner boasts modern wall and base units and leads out to the rear. The first floor comprises of doors on to two double bedrooms and a modern bathroom. Externally there is an enclosed garden to the rear with laid to lawn, paving and mature shrubs. To the front there is a laid to lawn garden with off road parking.

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

Tarn Brook Close, Huncoat, BB5 6XD

£900

 **2**  **1**  **1**  **D**

- Semi Detached Property
 - Modern Fitted Kitchen
 - Off Road Parking
 - EPC Rating: D
- Two Bedrooms
 - Three Piece Family Bathroom
 - Close Proximity To Local Amenities
- Spacious Reception Room
 - Enclosed Rear Garden
 - Council Tax Band: B

Ground Floor

Vestibule
3'5 x 3'2 (1.04m x 0.97m)
Hardwood single glazed leaded entrance door and door to reception room.

Reception Room
15'4 x 12'2 (4.67m x 3.71m)
UPVC double glazed leaded window, central heating radiator, coving, smoke detector, electric wall mounted fire, TV point, stairs to first floor and door to kitchen.

Kitchen
12'2 x 9'3 (3.71m x 2.82m)
Central heating radiator, range of white gloss wall and base units, wood effect worktops, PVC marble effect panel splash back, stainless steel sink with draining board and mixer tap, integrated electric over, four ring induction hob, plumbing for washing machine, space for fridge, wood cladding to ceiling, wood effect lino and UPVC double glazed patio doors to rear.

First Floor

Landing
8' x 4'1 (2.44m x 1.24m)
Central heating radiator, loft access, smoke detector and doors to two bedrooms and bathroom.

Bedroom One
12'2 x 9'3 (3.71m x 2.82m)
UPVC double glazed leaded window and central heating radiator.

Bedroom Two
12'2 x 7'1 (3.71m x 2.16m)
UPVC double glazed leaded window and central heating radiator.

Bathroom
7'9 x 4'7 (2.36m x 1.40m)
UPVC double glazed frosted window, central heating radiator, low level WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head over, extractor fan, linen cupboard containing boiler, tiled elevation, wood cladding to ceiling and wood effect lino.

External

Front
Laid to lawn garden with off road parking.

Rear
Enclosed laid to lawn garden with paving.



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