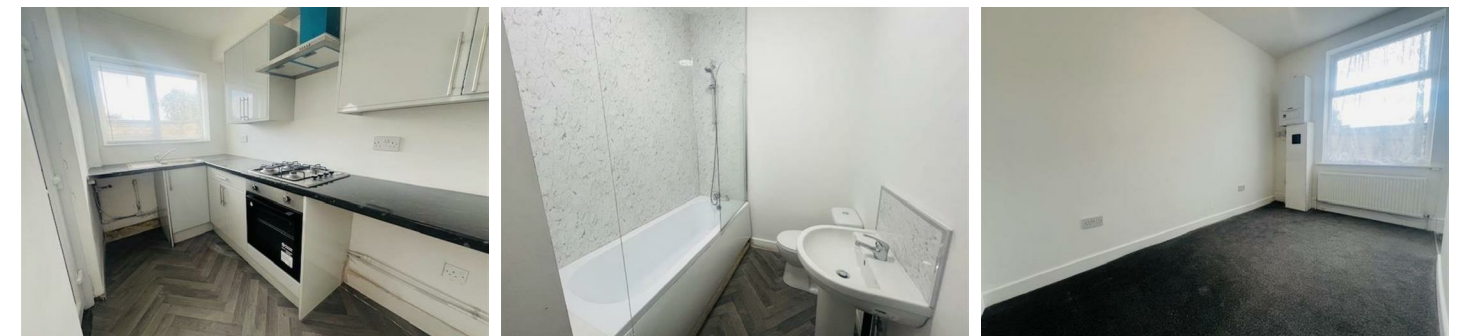


Ground Floor



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

Leyland Road, Burnley, BB11 3DN

£475

A FRESHLY RENOVATED ONE BEDROOM GROUND FLOOR FLAT

We welcome to the rental market this renovated one-bedroom, ground floor flat on Leyland Street. It offers great links to Burnley Centre, all local amenities and excellent transport and commuter links. It would be ideal for single occupants or young couples.

Briefly comprising of spacious lounge, double bedroom, modern fitted kitchen, a three-piece family bathroom with additional shower and an enclosed rear yard.

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

Leyland Road, Burnley, BB11 3DN

£475



- Newly Renovated
- Modern Fitted Kitchen
- EPC Rating
- Close to Town Centre
- Ground Floor Flat
- Three Piece Bathroom Suite
- Council Tax Band A
- One Bedroom
- Enclosed Rear Yard
- Available Immediately

Ground Floor

Entrance

UPVC door into main entrance hallway and hardwood door into the ground floor flat.

Hallway

12'7 x 2'7 (3.84m x 0.79m)

Doors to bedroom, bathroom and reception room.

Bedroom

9'5 x 6'5 (2.87m x 1.96m)

UPVC double glazed window and GCH radiator.

Bathroom

8'7 x 5'5 (2.62m x 1.65m)

Chrome effect heated towel rail, panel bath with mixer tap, direct feed shower over, shower screen, dual flush W.C, pedestal sink with mixer tap, laminate splash back, part laminate elevations and vinyl flooring.

Reception Room

12'8 x 6'6 (3.86m x 1.98m)

UPVC double glazed window, GCH radiator and open through to kitchen.

Kitchen

10'5 x 5'4 (3.18m x 1.63m)

UPVC double glazed window, a range of wall and base units with complimentary work surfaces, integrated electric oven and four ring gas hob with extractor hood over, space and plumbing for washing machine, spaces for fridge and freezer, UPVC door to rear and vinyl flooring.

External

Rear

Enclosed Yard

Front

On street parking.



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