



Greenbrook Road, Burnley, BB12 6PY

£725

A DECEPTIVELY SPACIOUS, TWO BEDROOM APARTMENT IN A POPULAR AREA OF BURNLEY!

Presented to the rental market in a highly sought after area of Burnley, is this superb, two bedroom apartment. Suited perfectly for a couple or small family, the property is located within close proximity of schools, amenities and transport links as well as being only a short distance from the attractions of Burnley Town Centre and Padiham.

Comprising briefly; Entrance into a hallway. The hallway has doors leading to a bathroom, two bedrooms, the main with en-suite and a fitted kitchen which allows open access to a living space with french doors to a Juliette balcony.

There is parking for one car plus additional visitor parking. Viewings can be arranged by calling our Lettings team today.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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2 2 1 B

- First Floor Apartment
- Three Piece Bathroom
- Communal Areas
- Council Tax Band B
- Two Bedrooms
- En-Suite To Master
- Well Presented
- Open Plan Living Kitchen
- Allocated Parking & Visitor Parking
- EPC Rating B

Entrance Hallway

15' x 5'6 (4.57m x 1.68m)

Central heating radiator, smoke alarm, two storage cupboards and doors to two bedrooms, bathroom and dining kitchen.

Bedroom One

11'9 x 11'1 (3.58m x 3.38m)

UPVC double glazed window, central heating radiator, fitted wardrobes, television point and door to the en suite.

En Suite

6'3 x 5'4 (1.91m x 1.63m)

Single shower unit, wall mounted wash basin, twin flush WC, central heating radiator, part tiled elevations and PVC panelled ceiling with spotlights.

Bedroom Two

11'1 x 8'6 (3.38m x 2.59m)

UPVC double glazed window, central heating radiator and television point.

Bathroom

7'7 x 5'5 (2.31m x 1.65m)

Panelled bath with direct feed shower overhead, twin flush WC, pedestal wash basin, part tiled elevations and spotlights.

Kitchen

14'9 x 7'6 (4.50m x 2.29m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units with granite effect surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, electric oven with gas hob, extractor hood, plumbing for washing machine, space for fridge and open to the living area.

Living Area

14'7 x 11'3 (4.45m x 3.43m)

UPVC double glazed French doors to the Juliet balcony and television point.

