



Piccadilly Road, Burnley, BB11 4PP

£650 PCM

www.keenanslettings.co.uk are delighted to introduce this two bedroomed, mid-terraced property to the rental market. Situated in the heart of Burnley, within close proximity to local amenities, commuter links and schools. Viewings are essential to appreciate all this property has to offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>60</div>	<div>86</div>
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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 2  1  2  D

- Mid-Terraced House
 - Two Bedrooms
 - Cellar
 - No Pets, No Smokers
- Two Reception Rooms
 - Three Piece Bathroom Suite
 - Deceptively Spacious
- Fitted Kitchen
 - Enclosed Rear Yard
 - Deposit £519.23

INTRODUCTION

Keenans Lettings are delighted to introduce this two bedroomed, mid-terraced property to the rental market. Situated in the heart of Burnley, within close proximity to local amenities, commuter links and schools. Boasting deceptively spacious accommodation and neural tones throughout, the property internally comprises briefly: ground floor - entrance through to the entrance hallway providing access through to two reception rooms, from the second reception room is access through to the contemporary fitted kitchen with a door to the enclosed rear yard. To the first floor are two bedrooms and a stunning, three piece family bathroom suite. Externally to the rear of the property is an enclosed rear yard. Viewings are essential to appreciate all this property has to offer.

GROUND FLOOR

ENTRANCE

UPVC double glazed front entrance door through to the entrance hallway.

ENTRANCE HALL

Doors to two reception rooms, staircase to the first floor, central heating radiator and an alarm system.

RECEPTION ROOM ONE

10'10" x 10'8" (3.3 x 3.25)

UPVC double glazed window, central heating radiator, storage cupboard and spotlights.

RECEPTION ROOM TWO

14'4" x 12'10" (4.37 x 3.91)

UPVC double glazed window, central heating radiator, spotlights, under stairs storage and a door to the kitchen.

KITCHEN

8'9" x 6'3" (2.67 x 1.91)

UPVC double glazed window, UPVC rear entrance door and is fitted with a range of white wall and base units with laminate surfaces and complementary tiled splash backs, one and a half bowl sink, drainer and mixer tap, integrated electric oven with a four ring electric hob and extractor hood, plumbing for a washing machine and space for a fridge freezer.

FIRST FLOOR

LANDING

Loft access and doors to two bedrooms and the family bathroom.

BEDROOM ONE

14'3" x 10'10" (4.34 x 3.3)

UPVC double glazed window and a central heating radiator.

BEDROOM TWO

15'11" x 6'10" (4.85 x 2.08)

UPVC double glazed window and a central heating radiator.

BATHROOM

10'0" x 7'1" (3.05 x 2.16)

UPVC double glazed frosted window, central heating radiator, panelled bath with traditional taps and over head electric feed shower, vanity hand wash basin with mixer tap, close couple dual flush WC, storage cupboard, enclosed boiler and partially tiled elevations.

