

3 Melbourne Gardens, Burnley, BB12 6FB  
£1,295 Per month  
Council Tax Band: A



Upon entering the home, you are greeted by a welcoming hallway with a downstairs WC and hand-wash basin. The heart of the home lies at the rear, where you'll find a beautifully appointed white gloss fitted kitchen. This L-shaped kitchen is complete with a stainless steel sink and drainer, extractor hood, electric hob, and oven. The practical under-stairs storage provides a perfect spot for tucking away the ironing board and vacuum.

From the kitchen, patio doors open out to a bright and vibrant garden. This outdoor space features a path leading to the side of the property and offers fantastic potential for adding an orangery.

Ascending to the first floor, you will discover an L-shaped lounge with two large windows that flood the room with natural light. This floor also hosts a three-piece family bathroom in white, comprising a low-level WC, hand wash basin, and paneled bath with an overhead shower. Additionally, there are two bedrooms on this floor—a generously sized single and a double bedroom.

The second floor is dedicated to two more bedrooms, each with charming Velux windows. The main bedroom is thoughtfully arranged in an L-shape, offering a cozy corner perfect for a dressing table or reading nook. This bedroom enjoys the luxury of a Jack & Jill style bathroom, which is accessible both from the main bedroom and the landing.

All tenancies are on a shorthold tenancy for a minimum of 6 months, after this period, it will be a rolling month-by-month contract unless agreed otherwise.





# Farrar & Forbes

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC