



## Canal Walk, Burnley, BB12

£1,290 PCM

Discover Canal Walk, an exquisite semi-rural development of 2, 3, and 4 bedroom homes in the charming village of Hapton, alongside the scenic Leeds Liverpool Canal.

Introducing The Kilkenny, a beautiful three bedroom detached home available for rent, offering the perfect blend of modernity and comfort. Prepare to be charmed by its thoughtfully designed living spaces and exceptional features.

As soon as you step inside, you will be greeted by a bright and inviting living room, showcasing a stunning exposed staircase that adds a touch of elegance to the space. Through the next room, there's an open-plan kitchen-diner, providing a versatile and flexible area to get your cook on. Open the French doors and seamlessly connect indoor and outdoor living as you step out onto the garden, creating a harmonious flow of space.

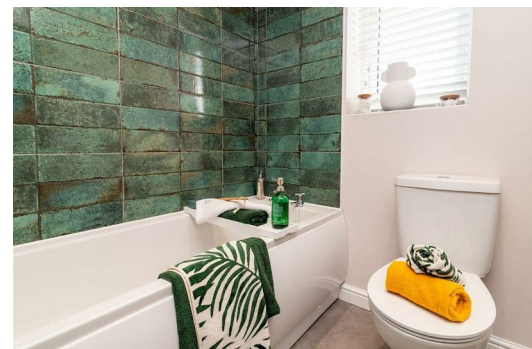
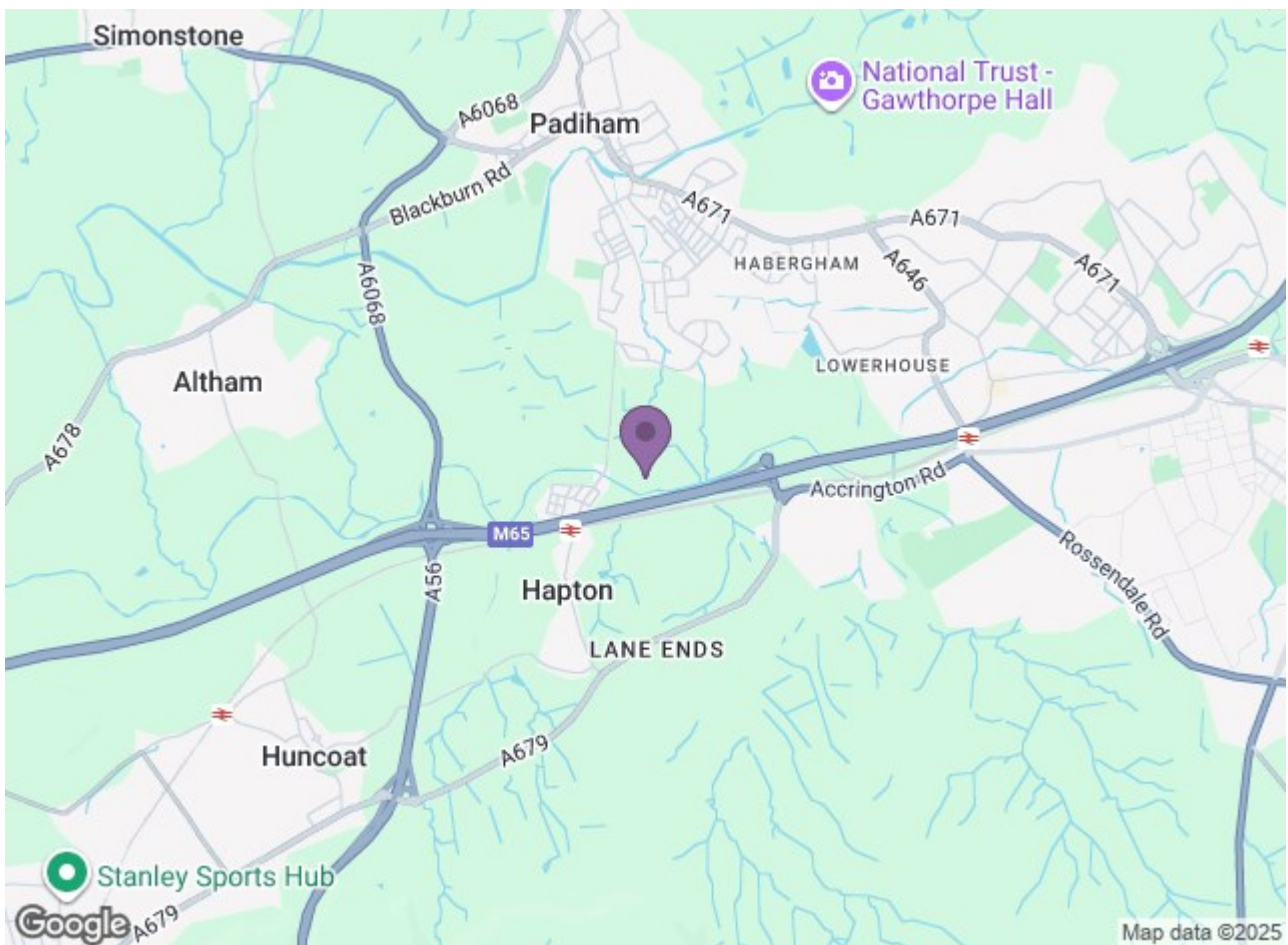
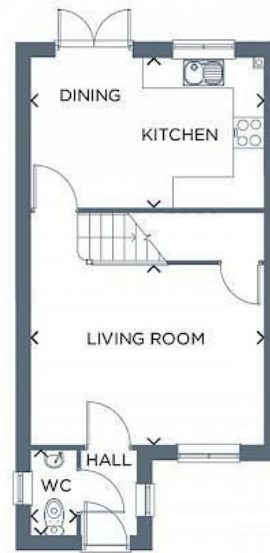
Upstairs, you'll discover two double bedrooms that offer ample space and comfort for rest and relaxation. Additionally, a versatile third bedroom awaits, which can be adapted to suit your lifestyle - whether that be an additional bedroom, nursery, dressing room or office... the possibilities are endless! The upper level also features a family bathroom, complete with exquisite Porcelanosa tiling, adding a touch of sophistication to your daily routines.

Completing this home perfectly is a detached garage, providing secure parking and additional storage options.

Indulge in the rich ambiance of Burnley Market, offering fresh produce and diverse cuisine. Surrounded by idyllic countryside, Canal Walk offers a serene setting for your new home, all whilst enjoying the convenience of Hapton train







Energy Efficiency Rating		Current	Target
A	92-100	83	96
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	22-38		
G	1-21		
England & Wales		Energy Efficiency Rating	Target

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
A	1-10	G	B
B	11-20		
C	21-30		
D	31-40		
E	41-50		
F	51-60		
G	61-70		
England & Wales		Environmental Impact (CO <sub>2</sub> ) Rating	Target