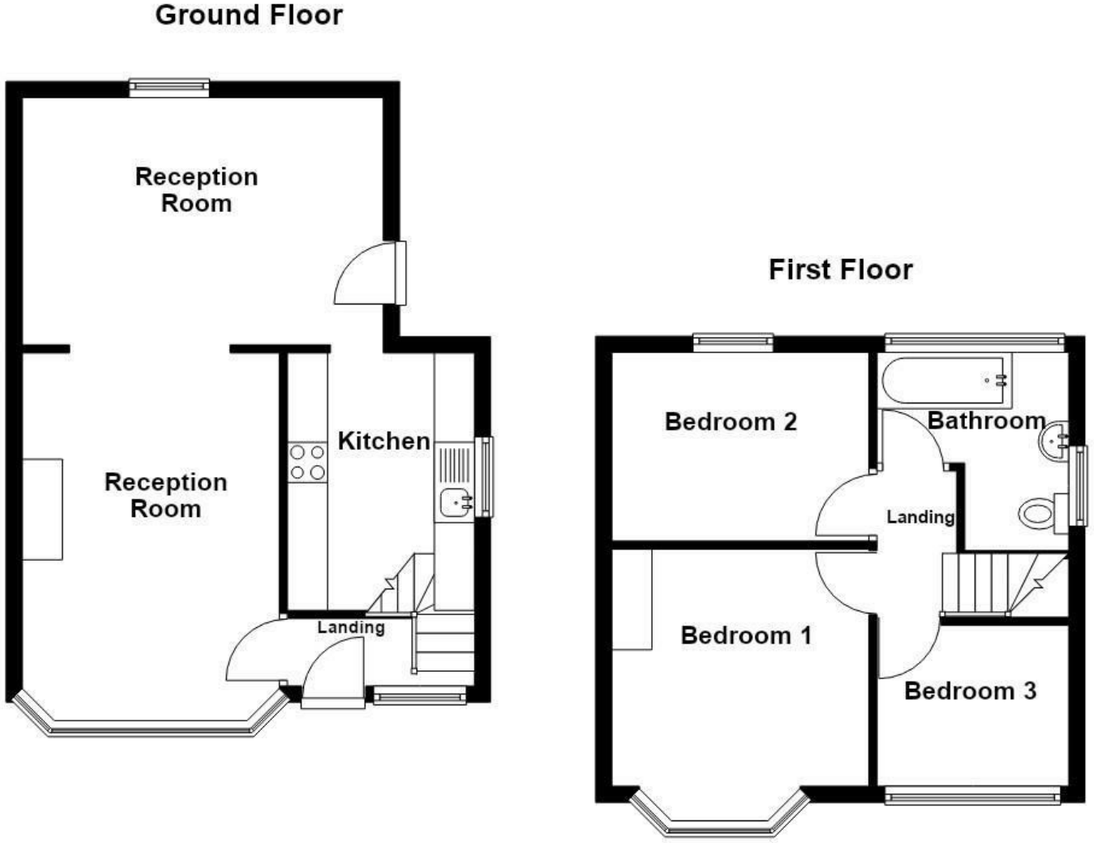
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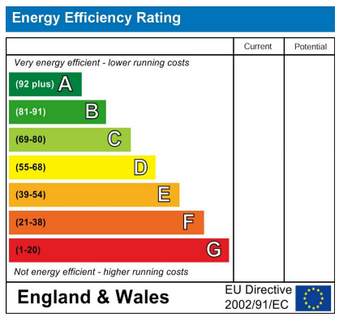












Brunshaw Avenue, Burnley, BB10 4LQ

£1,100 Per Month

THE PERFECT THREE BEDROOM SEMI-DETACHED PROPERTY NOW AVAILABLE TO LET IN BURNLEY

Nestled on the charming Brunshaw Avenue in Burnley, this delightful three-bedroom semi-detached house presents an exceptional opportunity for families seeking a modern and comfortable living space. Recently renovated to a high standard, this property boasts a fresh and inviting atmosphere, making it the perfect family home.
As you step inside, you will be greeted by a well-designed layout that maximises space and light. The contemporary finishes throughout the house create a warm and welcoming environment, ideal for both relaxation and entertaining. Each of the three bedrooms offers ample space, ensuring that everyone in the family has their own sanctuary.
The property is surrounded by a friendly neighbourhood, providing a sense of community while still being conveniently located near local amenities. Families will appreciate the proximity to schools, parks, and shops, making daily life both easy and enjoyable.
This house is available for rent, offering a fantastic opportunity for those looking to settle in a lovely area without the commitment of purchasing. With its high-quality renovations and family-friendly features, this property is sure to attract interest. Do not miss the chance to make this beautiful house your new rental home.

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

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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www.keenans-estateagents.co.uk

Brunshaw Avenue, Burnley, BB10 4LQ

£1,100 Per Month

3 1 2

- Fully Renovated Semi Detached Property
- Open Plan Living Area With Modern Media Wall
- Contemporary Kitchen
- Three Spacious Bedrooms
- Fantastic Rear Garden
- Driveway For Off Road Parking
- Excellent Transport Links
- Council Tax Band B
- EPC TBC

Ground Floor

Hall

7'8 x 2'9 (2.34m x 0.84m)

UPVC double glazed window, wood effect composite front door, interior door leading to reception room one and stairs to first floor.

Reception Room One

13'7 x 10'6 (4.14m x 3.20m)

UPVC double glazed bow window, central heating radiator, spotlights, media wall with recessed shelving and lighting, electric log burning stove and open access to reception room two.

Reception Room Two

10'1 x 14'9 (3.07m x 4.50m)

UPVC double glazed window, central heating radiator, spotlights, open access to kitchen and stable door leading to exterior.

Kitchen

10'6 x 7'7 (3.20m x 2.31m)

Two UPVC double glazed windows, vertical radiator, a range of high gloss wall and base units with laminate worksurfaces, single inset sink with single draining board and mixer tap, single integral oven, four ring induction hob, stainless steel extractor hood, integrated fridge freezer, plumbing for washing machine and vinyl flooring.

First Floor

Landing

7'10 x 2'9 (2.39m x 0.84m)

Smoke alarm, loft access, interior doors leading to bedroom One, bedroom two, bedroom three and bathroom, stairs leading to the ground floor.

Bedroom One

9'8 x 10'8 (2.95m x 3.25m)

UPVC double glazed bow window, central heating radiator and spotlights.

Bedroom Two

7'8 x 10'6 (2.34m x 3.20m)

UPVC double glazed window and central heating radiator.

Bedroom Three

6'7 x 7'10 (2.01m x 2.39m)

UPVC double glazed window and central heating radiator.

Bathroom

9'4 x 8'0 (2.84m x 2.44m)

Two UPVC double glazed windows, towel rail radiator, a three piece bathroom suite comprising of a dual flush W/C, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed shower with rainfall head and additional rinse head, spotlights, extractor fan, partial PVC elevations and vinyl flooring.

Exterior

Front

Front garden comprising of a stone chipped area, grass lawn area, tarmac drive with space for multiple vehicles and access to rear garden.

Rear

Enclosed rear garden with grass lawn area with stone chipped area, mature shrubs and stairs leading to patio area and driveway.

















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