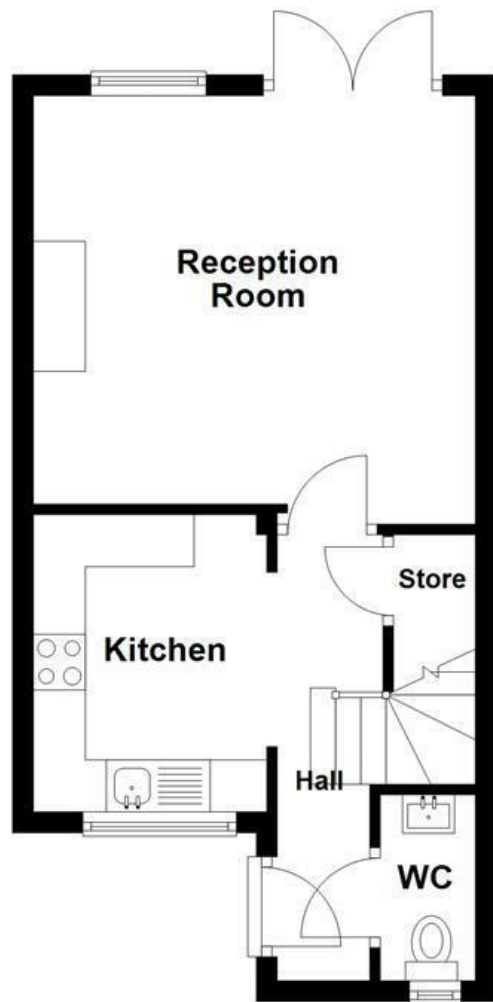


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Shawbrook Close, Burnley, BB11 5RL

£950 Per Month

A MODERN TWO BEDROOM SEMI DETACHED PROPERTY

Welcome to this charming semi-detached house located on Shawbrook Close in the picturesque village of Hapton, Burnley. This delightful property is new to the rental market and offers a perfect blend of comfort and modern living.

As you enter, you are greeted by a spacious lounge that provides an inviting atmosphere, ideal for both relaxation and entertaining. The modern brand new kitchen is well-equipped and designed to meet the needs of contemporary living, making meal preparation a pleasure. Additionally, the convenience of a downstairs WC adds to the practicality of the home.

The property boasts two generously sized double bedrooms, providing ample space for rest and personalisation. The brand new family bathroom is well-appointed, ensuring that all your needs are met.

Outside, the landscaped garden offers a lovely outdoor space, perfect for enjoying the fresh air or hosting gatherings with friends and family.

Shawbrook Close, Burnley, BB11 5RL

£950 Per Month



- Immaculate Semi Detached Property
- Brand New Fitted Kitchen
- Off Road Parking to Rear
- New Boiler
- Two Bedrooms
- Perfect First Home
- Council Tax Band B
- Brand New Three Piece Bathroom Suite
- Gardens to Front and Rear
- EPC Rating C

Ground Floor

Entrance Hall

14'1 x 6'2 (4.29m x 1.88m)

UPVC double glazed frosted front door, central heating radiator, wood effect lino flooring, under stairs storage, open to kitchen, doors leading to WC, reception room and stairs to first floor.

WC

5'10 x 3'0 (1.78m x 0.91m)

UPVC double glazed frosted window, central heated towel rail, low basin WC, vanity top wash basin with mixer tap, extractor fan and wood effect lino flooring.

Kitchen

9'8 x 7'4 (2.95m x 2.24m)

UPVC double glazed window, range of panelled wall and base units with wood effect work surfaces and upstands, stainless steel sink and drainer with mixer tap, integrated oven with four ring induction hob and extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, under unit lighting and wood effect lino flooring.

Reception Room

14'0 x 13'6 (4.27m x 4.11m)

UPVC double glazed window, central heating radiator, gas fire with marble surround and wooden mantel, two feature wall lights and UPVC double glazed French doors to rear.

First Floor

Landing

6'2 x 3'2 (1.88m x 0.97m)

Loft access, smoke detector, doors leading to two bedrooms and bathroom.

Bedroom One

11'2 x 10'5 (3.40m x 3.18m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Two

11'8 x 7'11 (3.56m x 2.41m)

UPVC double glazed window and central heating radiator.

Bathroom

8'2 x 5'6 (2.49m x 1.68m)

UPVC double glazed frosted window, central heating

radiator, low basin WC, vanity top wash basin with mixer tap, panel bath with mixer tap and overhead electric feed shower, spotlights, extractor fan, tiled elevations and wood effect lino flooring.

External

Rear

Enclosed garden with laid to lawn, paved patio, stone chippings, bedding and gate to shared access.

Front

Laid to lawn, paved steps to front entrance door and access to off road parking.



Tel: 01282507250

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