



**28 Queensberry Road, Burnley  
BB11 4LH**

**£775 Per Calendar Month**

Hyde Estates are pleased to present this three bedroom mid terraced house. Featuring a modernised interior, the property includes a welcoming reception room, modern dining kitchen with picturesque views to the rear, three well-proportioned bedrooms and rear yard.

## Accommodation

The ground floor opens into a generous, fully carpeted lounge that provides ample room for substantial living furniture. Leading from the lounge is a contemporary dining kitchen, beautifully appointed with a range of wall and base units, an inset sink with a mixer tap, and a freestanding oven with a four ring hob, alongside space for a washing machine and fridge freezer. The large kitchen window offers picturesque views over the playing fields to the rear and a low maintenance rear yard.

To the first floor, the property features three well-proportioned double bedrooms, each fully carpeted to ensure a warm and welcoming feel. Serving the bedrooms is a modern family bathroom equipped with a full suite, including a bath with an overhead shower, a washbasin, and a WC.

## Room Measurements

Living room: 13'9" x 14'11"

Kitchen/Diner: 13'1" x 14'11"

Bedroom 1: 9'5" x 14'11"

Bedroom 2: 13'5" x 9'1"

Bedroom 3 10' x 8'

Bathroom:

## Additional Information

The property features uPVC double glazed windows together with gas central heating and benefits from redecoration and new floor coverings to the lounge and master bedroom.

## Council Tax Band

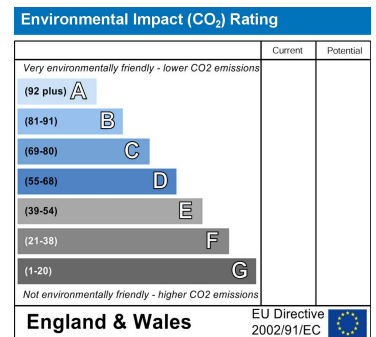
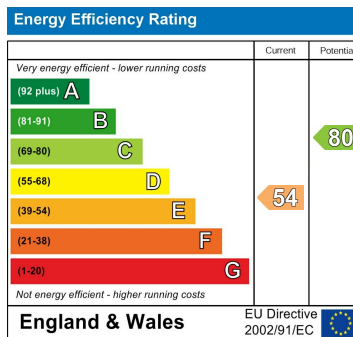
Burnley Borough Council Tax Band A

## Viewings

All viewings to be arranged via Hyde Estate and Letting Agents  
0161 773 4583

## Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.



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