



## 27 Rutland Avenue

Burnley, Burnley

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

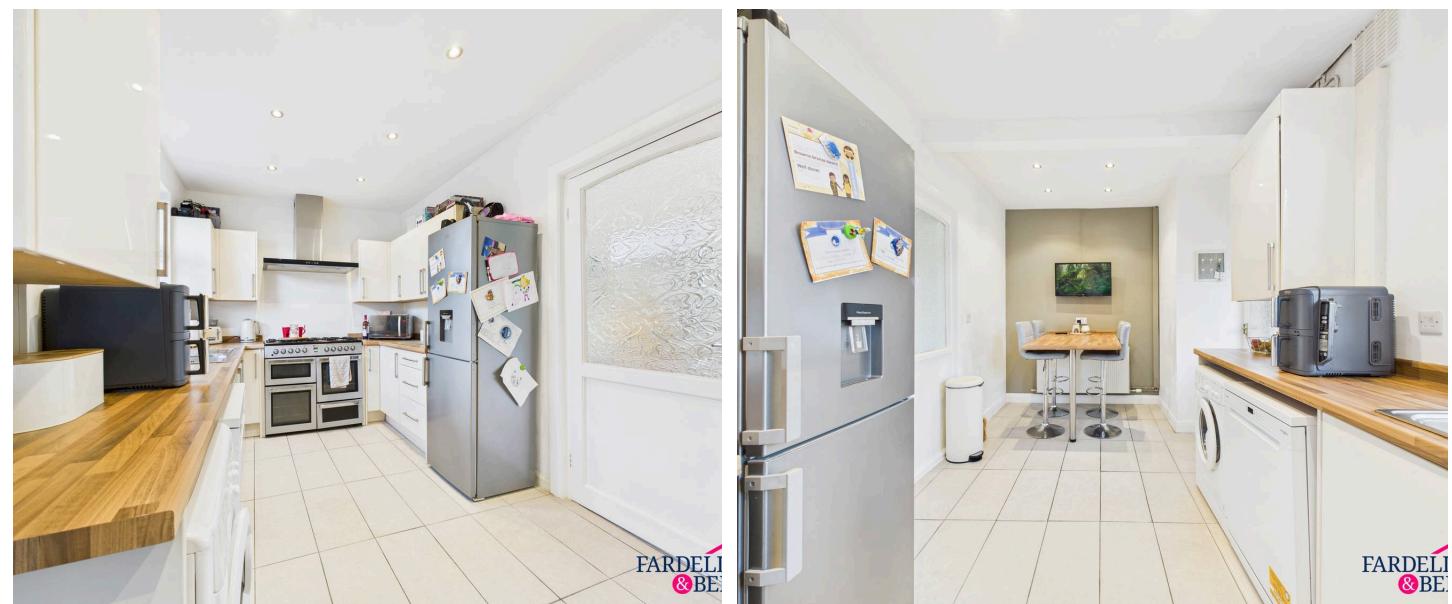
EPC Environmental Impact Rating:

- Freehold & Council Tax Band A
- Ideal for first-time buyers, families or those looking to downsize
- Driveway providing off-street parking
- Private rear garden
- Three well-proportioned bedrooms
- Modern breakfast kitchen with dining space
- Gas central heating
- Well-maintained and beautifully presented throughout



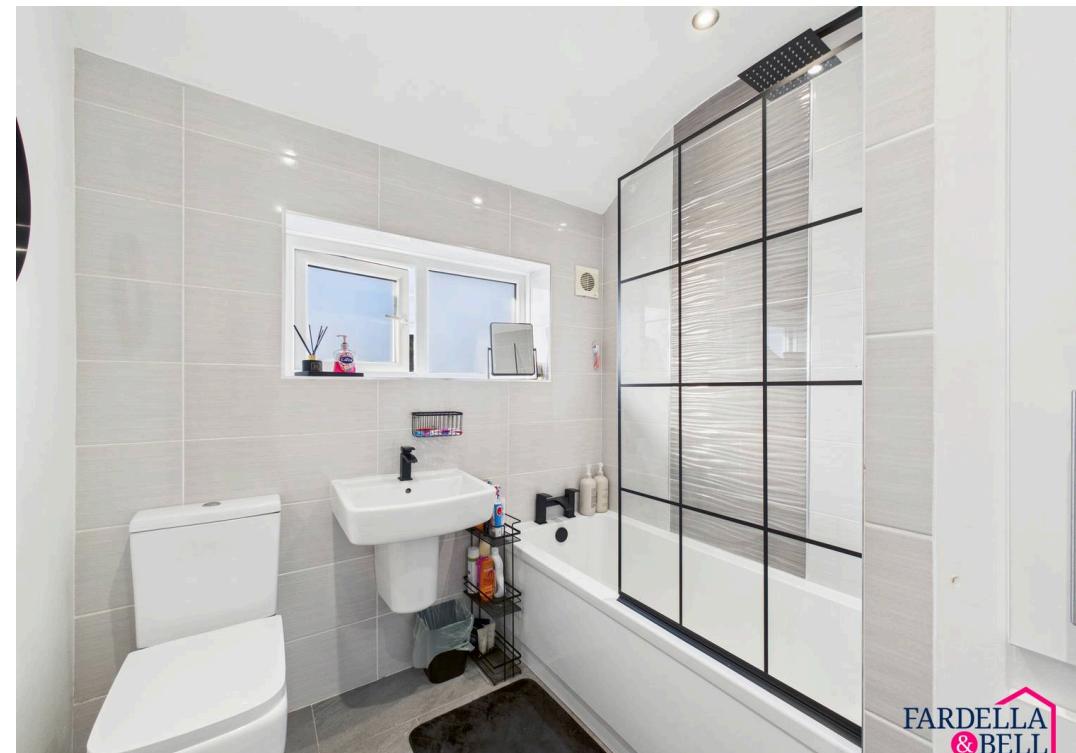
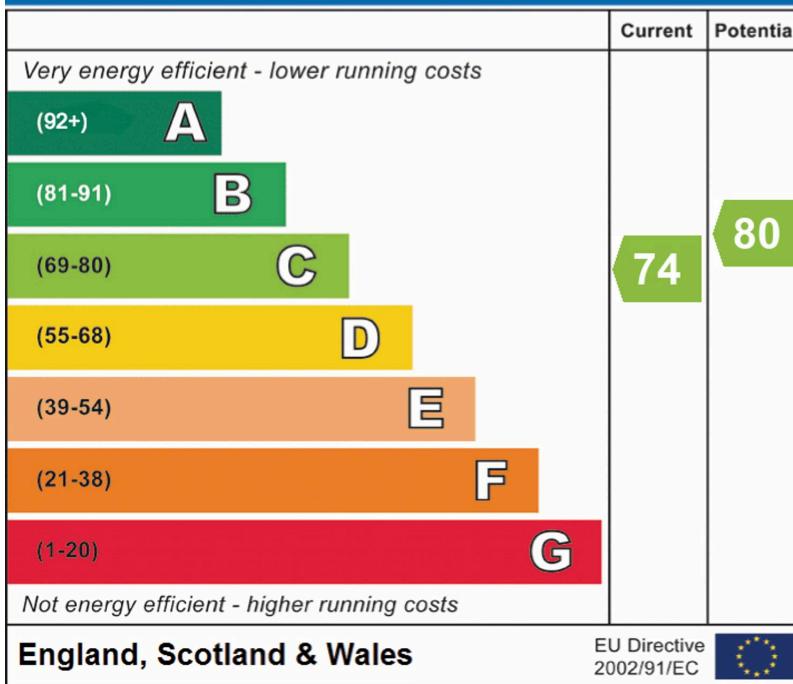
## Property Description

Internally well presented throughout and offers a comfortable, well-balanced layout suited to modern living. The ground floor opens into a welcoming reception room, finished in neutral tones and providing a bright cosy space. Natural light enhances the room, creating an inviting first impression. To the rear, the breakfast kitchen is both practical and sociable, fitted with a range of modern units and complementary work surfaces. There is ample space for a dining table, making it ideal for everyday family meals or informal entertaining, alongside generous storage and a clean, contemporary finish. The first floor comprises three well-proportioned bedrooms, each offering flexibility for use as bedrooms, a home office or nursery. All rooms are presented allowing buyers to personalise with ease. Completing the accommodation is a modern family bathroom, fitted with a contemporary three-piece suite including a bath with shower over, wash basin and WC.





## Energy Efficiency Rating



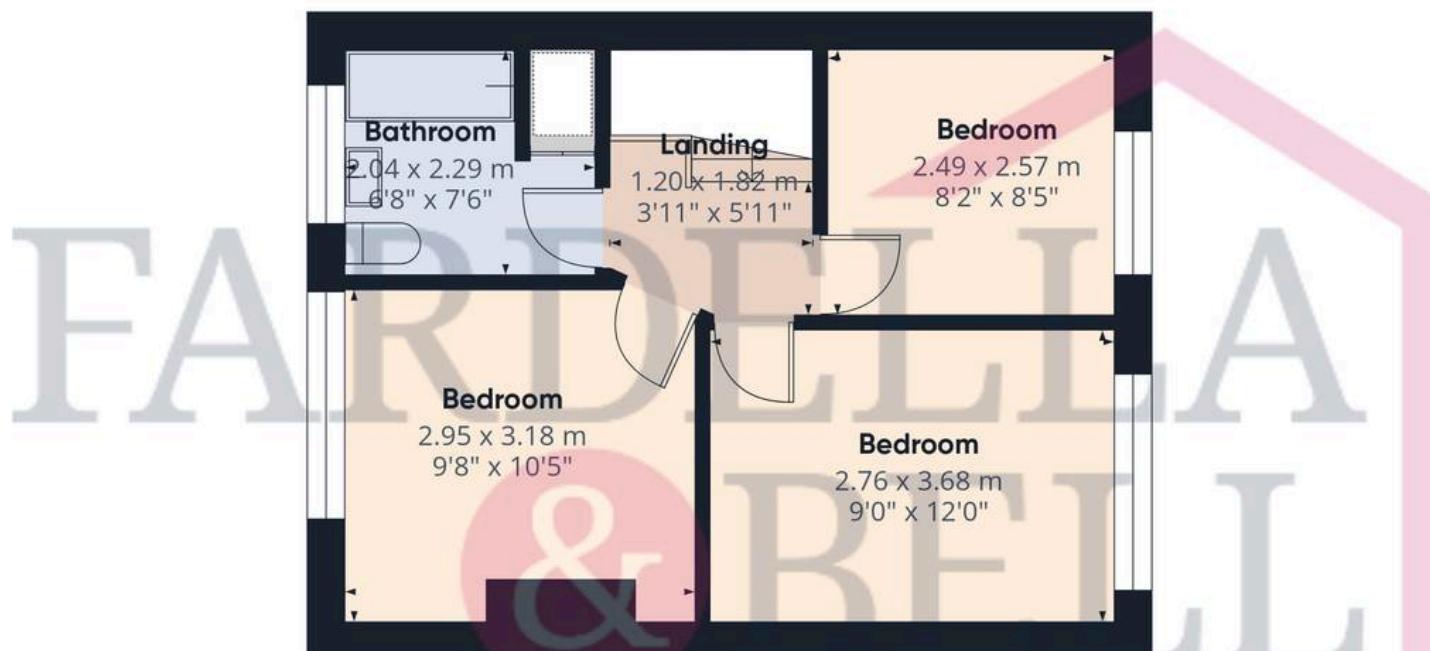


Floor 0

Approximate total area<sup>(1)</sup>

68.6 m<sup>2</sup>

739 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





BRITISH  
PROPERTY  
AWARDS

2025



GOLD WINNER

ESTATE AGENT  
IN BURNLEY



BRITISH  
PROPERTY  
AWARDS

2025



GOLD WINNER

ESTATE AGENT  
IN NORTH WEST  
(CUMBRIA & LANCASHIRE)

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