



## 27 Rutland Avenue

Burnley, Burnley

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

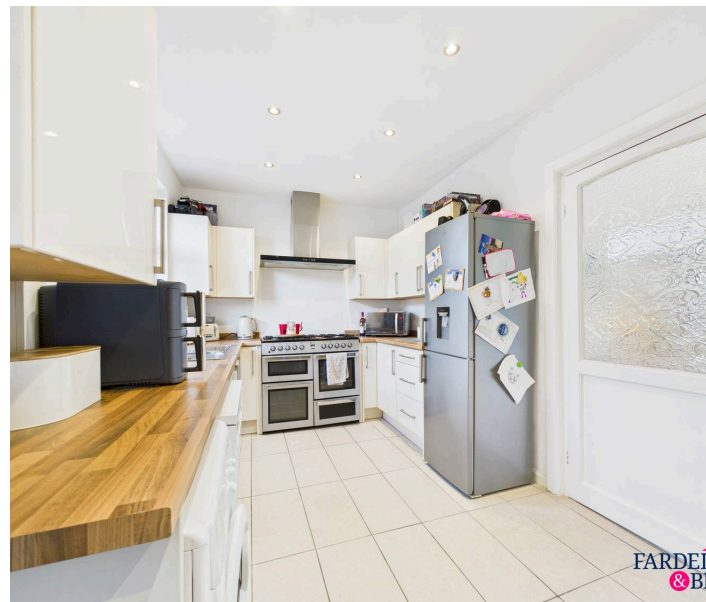
- Freehold & Council Tax Band A
- Ideal for first-time buyers, families or those looking to downsize
- Driveway providing off-street parking
- Private rear garden
- Three well-proportioned bedrooms
- Modern breakfast kitchen with dining space
- Gas central heating
- Well-maintained and beautifully presented 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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



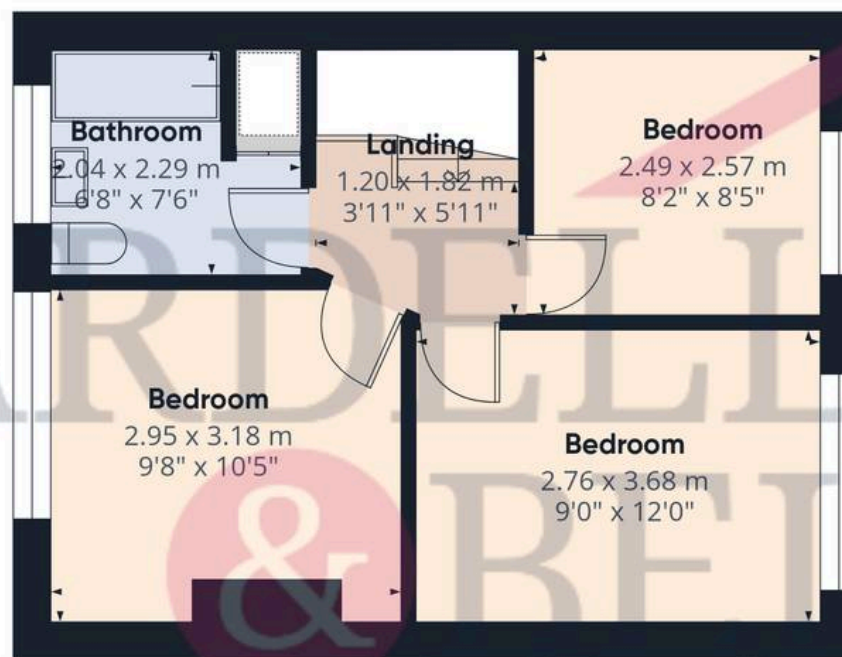


Floor 0

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.

GIRAFFE360







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PROPERTY  
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT  
IN BURNLEY



BRITISH  
PROPERTY  
AWARDS

2025

★★★★★

GOLD WINNER

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IN NORTH WEST  
(CUMBRIA & LANCASHIRE)

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