



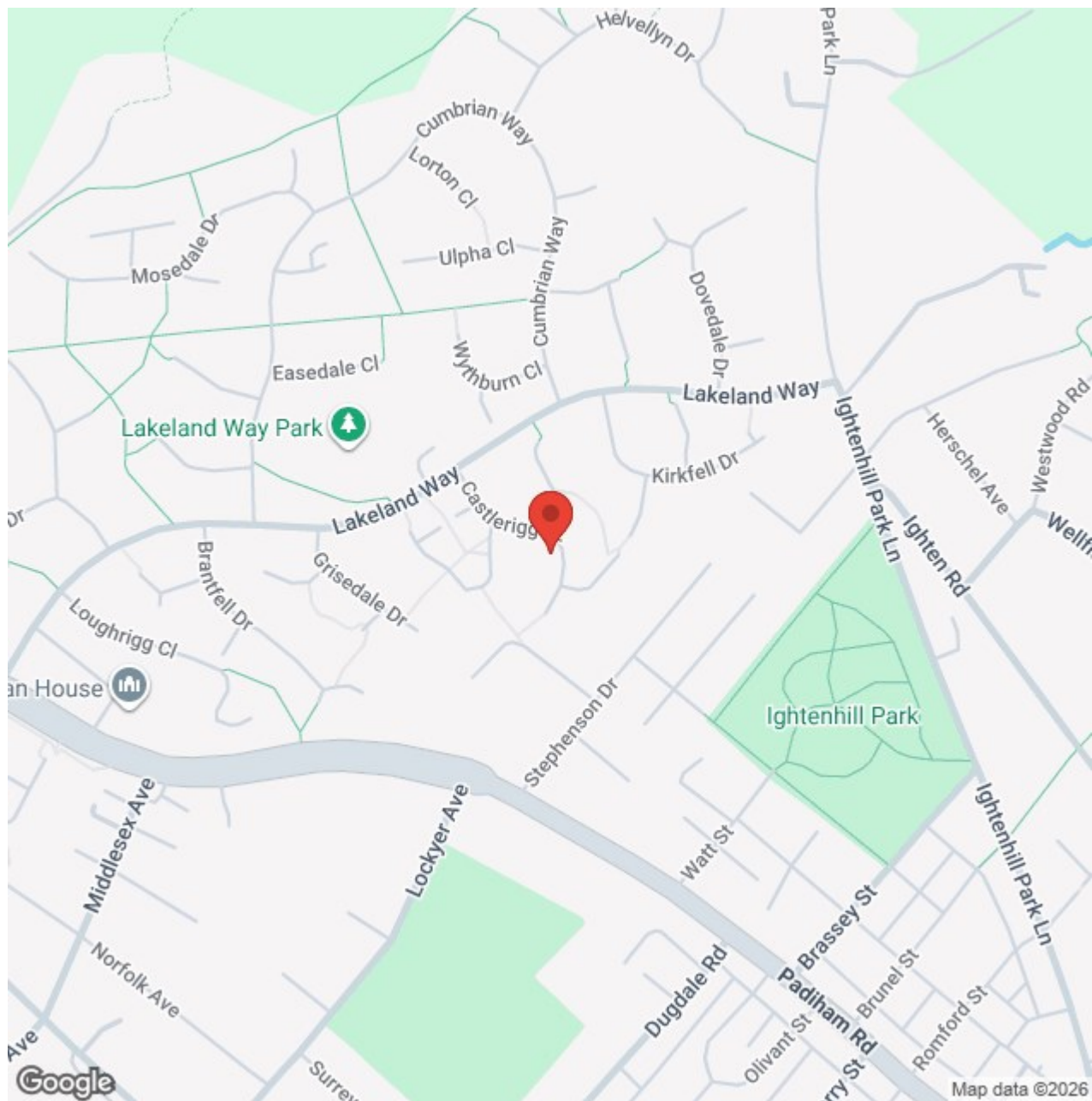
BB12 8AT

Castlerigg Drive, Burnley

£895 PCM

A fantastic opportunity has arisen to let this simply stunning two bedroomed semi-detached dwelling, located in a sought after part of town. Briefly comprising of: an entrance hall, living room and a fitted breakfast kitchen. To the first floor you will find two well proportioned bedrooms and a three piece contemporary shower room. Externally to the front elevation you will find a mature lawn and a flagged driveway. To the rear elevation is a large enclosed garden. Situated close to local amenities, transport links, primary and secondary schools. The M65 motorway is a short drive giving easy access to neighbouring towns / cities. One not to be missed. Early viewing is advised to avoid disappointment.







Lancashire

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GROUND FLOOR

With a composite front door leading into:

ENTRANCE HALL

Having spot lights and access through to:

LIVING ROOM 11'5" x 14'0" (3.491m x 4.277m)

A comfortable sized room having 2x contemporary radiators, television point, spot lights, a glass balustrade staircase leading to the first floor / landing and a large uPVC double glazed window to the front elevation.

BREAKFAST KITCHEN 11'2" x 11'3" (3.427m x 3.449m)

A simply stunning breakfast kitchen having fitted wall and base units in grey, contrasting work surfaces over, Neff 4-ring induction hob, air extraction hood, white Blanco sink with black mixer tap, 2x contemporary radiators, tiled flooring, integrated washing machine, integrated Neff dishwasher, integrated 60/40 fridge / freezer, Neff integrated oven, integrated microwave, fitted breakfast bar, inbuilt speakers, spot lights and bi-folding doors leading out to the garden.

FIRST FLOOR / LANDING

With recessed spot lights and a uPVC double glazed frosted window to the side elevation.

BEDROOM ONE 11'4" x 10'7" (3.468m x 3.226m)

A room of double proportions having usb charging points, television point, spot lights, 1x contemporary radiator, fitted shelving and a uPVC double glazed window to the front elevation.

BEDROOM TWO 11'2" x 6'1" (3.411m x 1.879m)

A well proportioned room having a contemporary radiator, a uPVC double glazed window to the rear elevation and access to the loft hatch (partially boarded with a retractable ladder).

SHOWER ROOM

A modern 3-piece suite comprising of: a walk-in shower with rainfall shower head, push button w.c, large sink with a black mixer, inbuilt shelving, tiled flooring, tiled walls, fitted mirror, 1x towel radiator, spot lights, extractor fan, inbuilt speaker and a uPVC double glazed frosted window to the rear elevation.

LOCATION

Situated in a popular and well-established residential area of Burnley, this property enjoys a convenient position with easy access to a range of local amenities. Nearby, there are shops, supermarkets and everyday services, while well-regarded schools are also within close proximity, making it an ideal location for a variety of tenants. Excellent transport links provide straightforward access into Burnley town centre and surrounding areas, with regular bus routes and nearby road networks offering good connectivity. The property is also well placed for access to open countryside and local parks, providing a balance of town living with nearby outdoor space.

PUBLISHING

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OUTSIDE

Externally to the front elevation you will find a mature lawn and a flagged driveway. To the rear elevation is a large enclosed garden with a mature lawn and outdoor water tap.









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