



267 Brownside Road, Burnley BB10 3LR





## PROPERTY DESCRIPTION

Renovated throughout, we offer a 2 bedroom ground floor flat, situated in the heart of ever popular village of Worsthorne.

With an entrance to the hallway leading to the living room to the front, a fully fitted modern kitchen with integrated oven/hob, 2 double bedrooms and a contemporary 3 piece fitted shower room with space for laundry area.

Rent in advance - £625

Deposit in advance - £625

Council Tax Band A

EPC - C

## FEATURES

- EPC - C
- Rent in advance - £650
- Deposit in advance - £650
- Council tax - Band A



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

An entrance hallway to the front of the property leading to all rooms with integrated storage space.

#### Living Room

12' 1" x 11'8" (3.7m x 3.6m) The living room benefits of X1 radiator and X1 UPVC double glazed window unit.

#### Kitchen

The kitchen benefits from modern base units, integrated oven & hob and X1 UPVC double glazed window unit.

#### Master Bedroom

11' 1" x 8' 2" (3.4m x 2.5m) The master bedroom benefits from X1 radiator & X1 UPVC double glazed window unit

#### Second Bedroom

11' 1" x 6' 8" (3.4m x 2.1m) The second bedroom benefits from X1 radiator & X1 UPVC double glazed window unit.

#### Shower Room

The shower room benefits from a stylish fitted shower, toilet & basin, x1 radiator, X1 UPVC double glazed window unit and washer point.