



91 Nairne Street, BurnleyLancashire, . BB11 4PE

- Rent | in advance @ £575
- Deposit | in advance @ £575
- EPC | D
- Council Tax | A
- Parking | Street
- Utilities | Mains



PROPERTY DESCRIPTION

| New listing |

Redecorated throughout, we offer a spacious 2 bedroom situated on the outskirts of Burnley Town Centre. With an entrance hallway leading to a living room, a generously sized dining room with under stairs storage and fitted kitchen to the rear of the property. To the first floor, two bedrooms & 3 piece bathroom suite with shower over bath.

| Fees apply |

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ROOM DESCRIPTIONS

GROUND FLOOR

Entrance hallway

The property benefits from an entrance hallway leading to all ground floor rooms.

Living Room

10' 2" x 9' 5" (3.1m x 2.9m) The living room benefits from a UPVC double glazed window unit & X1 radiator.

Dining Room

13' 1" x 12' 8" (4m x 3.9m) The dining room benefits from under stairs storage, X1 UPVC double glazed window & X1 radiator.

Kitchen

12' 8" x 5' 6" (1.7m x 3.9m) The kitchen benefits from wall & base fitted units, X1 UPVC back door & X1 UPVC double glazed window.

FIRST FLOOR

Master Bedroom

13' 7" x 10' 5" (4.2m x 3.2x) The master bedroom benefits from X1 UPVC double glazed unit & X1 radiator.

Second Bedroom

13' 7" x 8' 5" (4.2m x 3.2x) The second bedroom benefits from X1 UPVC double glazed unit & X1 radiator.

Bathroom

The bathroom benefits from a 3 piece bathroom suite with shower over bath, X1 toilet & X1 sink basin.

EXTERNAL

Enclosed Yard

An enclosed yard is situated to the rear of the property.

