

## PROPERTY DESCRIPTION

New to the market, we offer a 2 bedroom mid terrace property situated in the ever popular Rosegrove, Burnley.

With an entrance vestibule, leading to the front reception room and a further spacious dining kitchen with a free standing cooker.

To the first floor, 1 double bedroom, 1 single bedroom and 3 piece bathroom suite with shower over bath.

Externally, the property benefits from an enclosed yard.

| Fee Apply |

Rent in advance - £595

Deposit in advance - £595

## FEATURES

- EPC-D
- Council Band Tax A
- Rent in advance £595
  Deposit in advance £595



ROOM DESCRIPTIONS GROUND FLOOR ENTRANCE VESTIBULE LIVING ROOM DINING/KITCHEN FIRST FLOOR BEDROOM 1

BEDROOM 2

BATHROOM EXTERNAL

ENCLOSED YARD

Energy Efficiency Rating Current Po Very energy efficient - lower running costs (92+) A (81-91) 90 В (69-80) С (55-68) Ξ (39-54) (21-38) F G Not energy efficient - higher running costs England, Scotland & Wales EU Directive 2002/91/EC