



**Manchester Road  
Burnley  
Lancashire  
BB11 5NS**

**Offers In Excess Of £585,000**

**bettermove**

# Manchester Road Burnley

Bettermove are proud to present this 4 bedroom barn conversion in Burnley available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

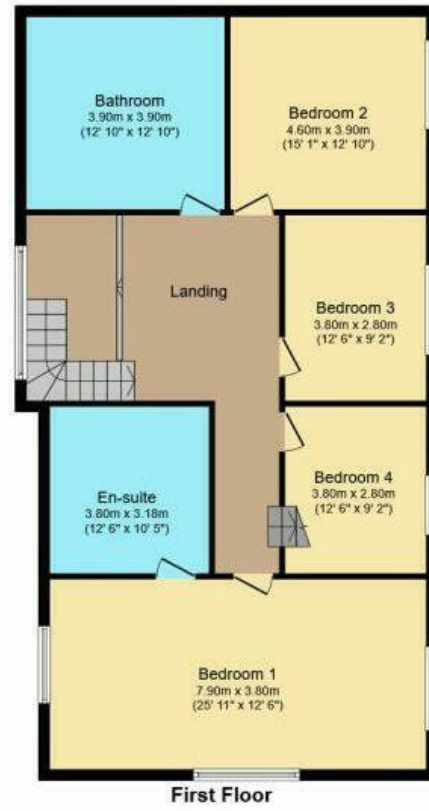
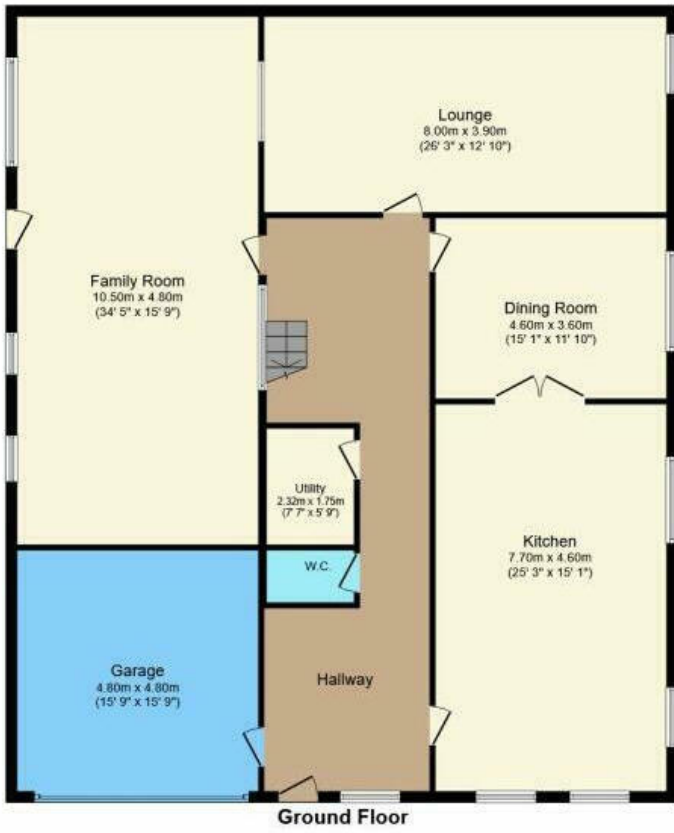
The council tax band is E.

The interior of this beautifully presented property comprises a spacious living room, dining room, family room, utility room, w/c and fitted kitchen on the ground floor. The first floor consists of 4 bedrooms, en-suite to the master and the family bathroom. There is a second floor gallery/snug area. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Burnley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M65, A682 and Rose Grove train station.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>26</b>	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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