



# Flat, 319 Manchester Road, Burnley, Lancashire. BB11 4HD

- Council Tax- Band A
- EPC - D
- Rent | £525
- Deposit | £525



## PROPERTY DESCRIPTION

---

New to the market, we offer a first floor, 1 bedroom duplex flat situated off the ever popular Manchester Road, Burnley.

With an entrance on the ground floor leading to an enclosed courtyard, an ample storage unit ideal for bikes/dryers and access to the flat.

To the first floor, a fully fitted kitchen with integrated oven/hob leading to a generously sized living room.

To the second floor, a large landing space ideal for an office/dressing room/ additional living room, 1 double bedroom, 1 toilet & basin & wet room.

| Fees Apply |



Rent | in advance @ £525

Deposit | in advance @ £525

Council Tax | A

EPC | D

## ROOM DESCRIPTIONS

---

### GROUND FLOOR

Entrance/Court Yard & Storage Room

### FIRST FLOOR

KITCHEN

LIVING ROOM

### SECOND FLOOR

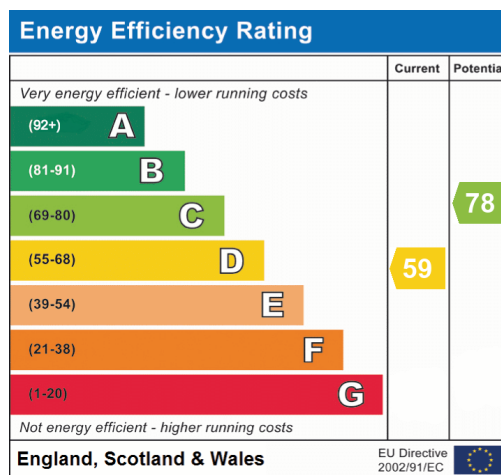
LANDING

BEDROOM 1

W.C AND TOILET ROOM

WET ROOM





Burnley  
31, Parker Lane, Burnley, BB11 2BU  
01282 427445  
info@jonsimon.co.uk