



## 41 St Johns Road, Burnley, Lancashire. BB12 6RP

- A short drive from the local motorway network
- EPC - E
- Rent in advance - £750
- Deposit - £750
- Council Tax - Band A
- Early viewing is considered a must!



## PROPERTY DESCRIPTION

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!! Popular location !! This well presented mid terrace home is found only a short distance from the local motorway network (M65 - Junction 10). The property comprises of: one welcoming reception room, a modern fitted dining kitchen, two first floor double bedrooms and a brand new three piece bathroom suite. Warmed by gas central heating, and is Upvc double glazed throughout. Low maintenance rear yard. EPC - E. Council Tax - Band A. Deposit - £750. Early viewing is considered a must!





## ROOM DESCRIPTIONS

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### Ground Floor

#### Sitting Room

4.8m x 3.93m (15' 9" x 12' 11")

#### Dining Kitchen

3.64m x 3.44m (11' 11" x 11' 3")

### First Floor

#### Bedroom One

3.93m x 3.31m (12' 11" x 10' 10")

#### Bedroom Two

3.93m x 2.88m (12' 11" x 9' 5")

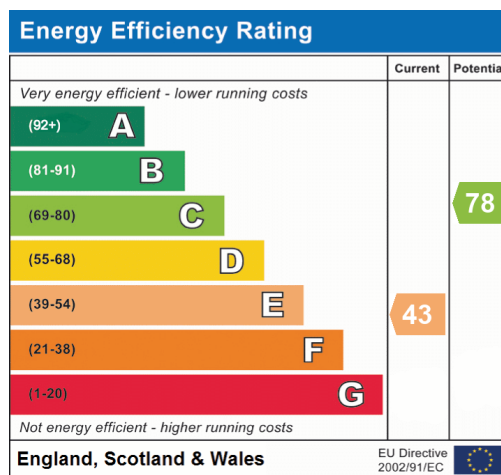
#### Bathroom

#### Outside

#### Yard



## EPC



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