

£750 pcm



7 Smirthwaite Street, Burnley BB11 4AZ



PROPERTY DESCRIPTION

Modern throughout, we offer a 2 bedroom semi detached home with driveway & garden.

With an entrance hallway leading to the living room with UPVC patio doors, a fully fitted dining kitchen, integrated oven/hob & free standing fridge freezer. To the rear, a generously sized garden.

To the first floor, two double bedrooms and 3 piece bathroom suite with shower over bath.

EPC - C

Council Tax - Band A

Rent in advance - £750

Deposit in advance - £750



FEATURES

- Council tax - Band A
- EPC - C
- Rent in advance - £750
- Deposit - £750
- Early viewing a must!



ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hallway

Living Room

Kitchen/Diner

Downstairs W.C

FIRST FLOOR

Bedroom 1

Bedroom 2

Bathroom

EXTERNAL

Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	79	84
(65-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		