



# 25 Granville Street, Burnley Lancashire, . BB10 2HR

- EPC | D
- Council Tax | A
- Utilities | Mains
- Parking | Street parking
- Rent in advance - £695
- Deposit in advance - £695



## PROPERTY DESCRIPTION

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Situated in the ever popular Harle Syke, Burnley, we offer a 2 bedroom mid terrace property, close to the local amenities of the town.

With an entrance to the living room leading to a modern fully fitted dining kitchen with integrated oven/hob & under stairs storage.

To the first floor, 2 generously sized bedrooms and contemporary 3 piece bathroom suite with shower over bath.

Externally, the property benefits from an enclosed yard with outhouse storage

| fees apply |

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## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### Living Room

15' 4" x 12' 7" (4.7m x 3.9m) The room has been newly redecorated and benefits from X1 radiator, X1 UPVC double glazed window unit & X1 fireplace.

#### Dining/Kitchen

10' 2" x 8' 5" (3.1m x 2.6m) The room has been newly redecorated with new wall & base units, integrated oven & hob, X1 UPVC double glazed window unit, X1 radiator & under stairs storage.

### FIRST FLOOR

#### Master Bedroom

12' 7" x 12' 7" (3.9m x 3.9m) The room has been newly redecorated and benefits from X1 radiator & X1 UPVC double glazed window unit.

#### Second Bedroom

13' 1" x 6' 8" (4m x 2.1m) The room has been newly redecorated and benefits from X1 radiator & X1 UPVC double glazed window unit.

#### Bathroom

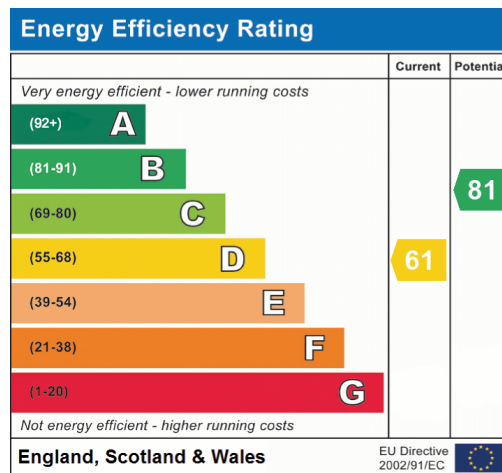
The bathroom benefits from a 3 piece bathroom suite with shower over bath & towel radiator.

### EXTERNAL

#### Enclosed Yard

Externally, an enclosed yard with outhouse storage.





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