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75 Hargrove Avenue
Burnley
BB12 0JX



For Sale

£650 PCM

- Three Bedroom Family Property
- Spacious Ent Hall With Storage
- Modern Fitted Kitchen
- Open Plan Lounge & Dining
- Part Furnished

- Council Tax: A
- 2 Piece Bathroom
- EPC: D
- Gardens To Front & Rear
- Deposit £650



This three-bedroomed property occupies a popular and sought-after residential area.

The accommodation is arranged over two floors and comprises the ground floor entrance hallway with a generous and useful store and practical laminate wood flooring.

The open-plan lounge and dining area is generous in size with ample space for several large pieces of furniture. The kitchen is accessed from the dining area with an 'L' shape arrangement of wall, base, and drawer units.

On the first floor are three bedrooms consisting of two doubles and one single. The family bathroom houses a two-piece suite in white comprising a pedestal hand wash basin and a paneled bath with shower over and tiled splash backs together with a separate WC.

Externally to the front of the property is a grassed area complete with secure timber boundary fencing.

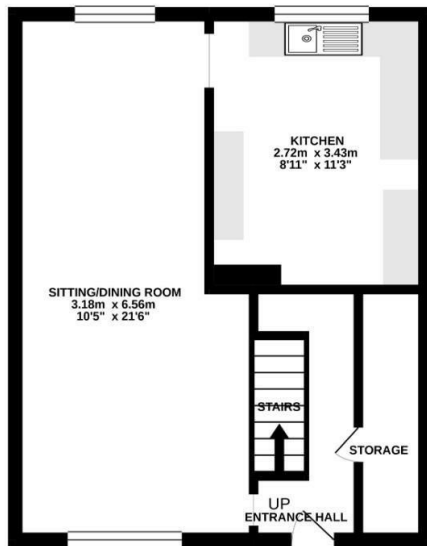
To the rear is a patio with artificial grass secure fencing and steps leading to a private driveway with a closed timber double gate and a generous storage shed.

Our initial tenancy agreements are for 6 or 12 months.

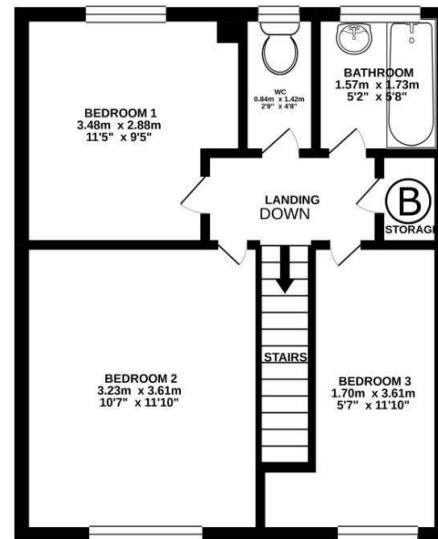
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

A holding deposit capped at one weeks rent to reserve the property. If the application is successful this can be used towards the rent and deposit.

GROUND FLOOR
33.4 sq.m. (359 sq.ft.) approx.



1ST FLOOR
33.9 sq.m. (365 sq.ft.) approx.



TOTAL FLOOR AREA: 67.3 sq.m. (724 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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