

Room 4, St. Matthew Street,
Burnley, Lancashire, BB11

£455 per month Furnished

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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Council Tax Band: A
EPC Rating: C

*** HOUSE SHARE ** ALL BILLS INCLUDED
*** ZERO DEPOSIT GUARANTEE
AVAILABLE *** Newly refurbished house share, situated in the popular area of Coal Clough. This property has been recently renovated to a very high standard, including communal lounge and kitchen, double bedroom, ensuite bathroom, a downstairs toilet and an enclosed rear yard. All rooms are fully furnished, including communal areas. The idea is that you arrive with your bag, towels and bedding, everything else is provided. The rooms include, double bed, wardrobe, bedside cabinet and chest of drawers.

Lounge

14'9" x 13'1" (4.5m x 4m)
Upvc double glazed window to the front and side elevation, gas central heating radiator. Access to the cellar. This room is furnished with two sofas and a coffee table for communal use.

Kitchen

15'5" x 7'10" (4.7m x 2.4m)
Fully fitted communal kitchen and dining area with range of wall and base units and contrasting work surfaces. Electric oven, hob and extractor fan. This room is fully furnished with all white goods and cooking utensils.

Bedroom

9'2" x 8'6" (2.8m x 2.6m)
Individually locked double bedrooms. Upvc double glazed window, gas central heating radiator, Modern carpets. This room is furnished with a double bed, wardrobe, bed side table and chest of drawers.

Ensuite shower room

6'7" x 4'11" (2m x 1.5m)
Upvc double glazed window, wall mounted heated towel rail, pedestal wash hand basin, low level WC and shower.

External

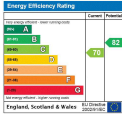
Externally, the property benefits from street parking and an enclosed rear yard.

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Registered Number 2568254. VAT Reg No. 842 795 983.

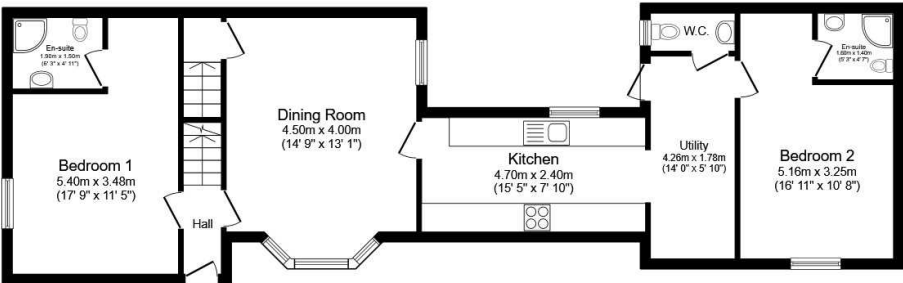
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

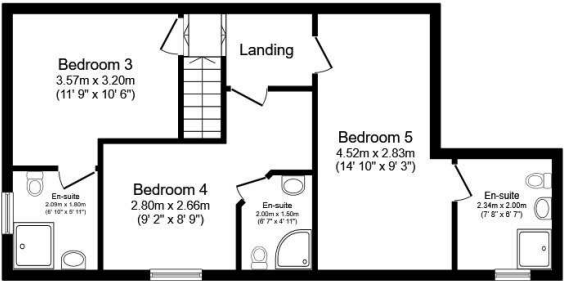
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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