

Wroxham Close, Burnley,
Lancashire

£750 per month Unfurnished

 **Reeds Rains**

reedsrains.co.uk

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£750 per month Unfurnished

** ZERO DEPOSIT GUARANTEE SCHEME
AVAILABLE **

Three bedroom semi detached bungalow.
Situating within the sought after area of
Lanehead. Local amenities, bus routes,
health care services and both primary and
senior schools all close by. The property
briefly comprises, entrance hall, lounge,
kitchen, three bedrooms and a modern white 3
piece bathroom with shower over bath. There
are gardens to the front and rear inclusive of a
tarmac driveway to the front.
EPC GRADE E
Council Tax band C.

Hallway

Fully Tiled floor with built in cupboard housing
the electric meter and consumer unit

Lounge

18'1" x 10'6" (5.5m x 3.2m)
Open plan lounge with hardwood flooring,
Radiator, DG window and a UPVC door
leading to the rear garden

Kitchen

8'6" x 7'10" (2.6m x 2.4m)
Tiled floor, wooden wall and base units, built in
oven and hob and fridge / freezer. Boiler
situated in kitchen. Double glazed window

Bedroom 1

13'9" x 10'6" (4.2m x 3.2m)
Radiator, Double Glazed window, built in
storage and carpets

edroom 2

12'6" x 7'7" (3.8m x 2.3m)
Radiator, Double glazed window, built in
storage and carpets

Bedroom 3

10'6" x 7'10" (3.2m x 2.4m)
Radiator, Double glazed window and carpets

Bathroom

7'7" x 5'3" (2.3m x 1.6m)

Fully tiled bathroom, white three piece suite
with shower over bath, Radiator, Double
glazed window

External

Driveway and gardens to the front and
enclosed gardens to the rear.

Council Tax

Band C

EPC Rate

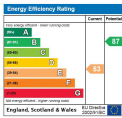
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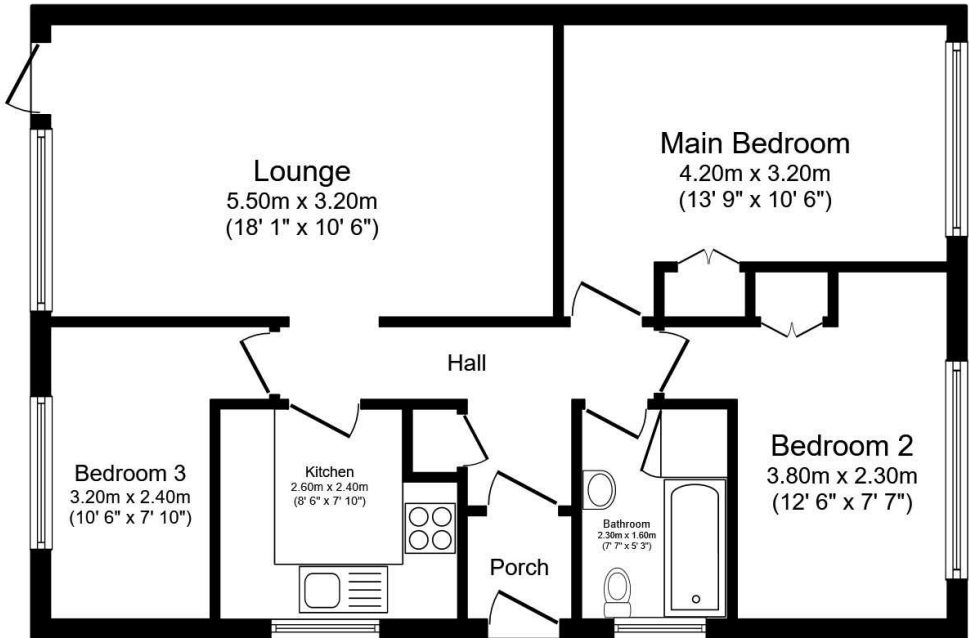
All Measurements
All Measurements are Approximate.

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.



Total floor area 63.7 sq.m. (686 sq.ft.) approx

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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