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30 Greenbrook Close
Burnley
BB12 6PE



For Sale

£995 Per Calendar Month

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This attractive three-bedroom detached home is available to let on the ever-popular Greenbrook Road in Burnley and offers generous living accommodation ideal for families or professional tenants. The property is well maintained throughout and provides a practical and comfortable layout.

The ground floor features a welcoming entrance, leading into a bright and spacious reception room that offers ample space for both living and dining furniture. The fitted kitchen provides good storage and worktop space and offers direct access to the rear of the property.

To the first floor, there are three well-proportioned bedrooms, each offering flexibility for use as bedrooms, a home office, or guest accommodation. The accommodation is completed by a family bathroom fitted with a modern suite.

Externally, the property benefits from a private driveway providing off-road parking, an integral garage offering additional parking or storage, and a well-sized enclosed rear garden, ideal for families, entertaining, or outdoor relaxation. The front of the property is set back from the road, enhancing privacy.

Ideally situated within a desirable residential area of Burnley, the property is conveniently located close to local schools, amenities, and transport links, making it an excellent choice for those seeking a detached home with outdoor space and parking.

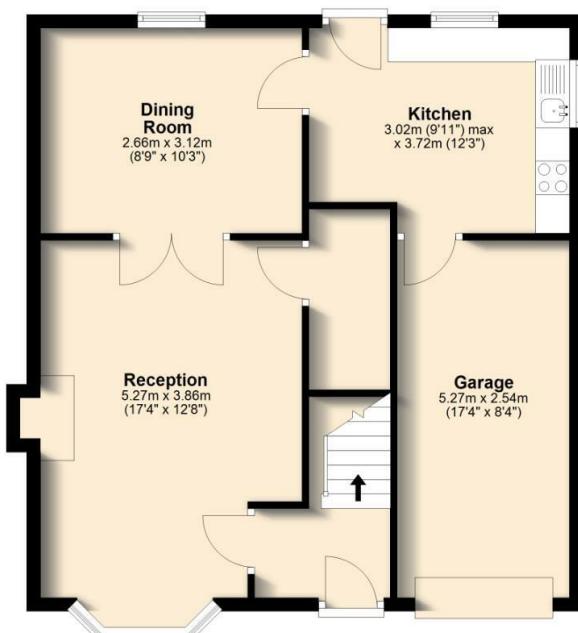
Our initial tenancy agreements are for 6 or 12 months.

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.

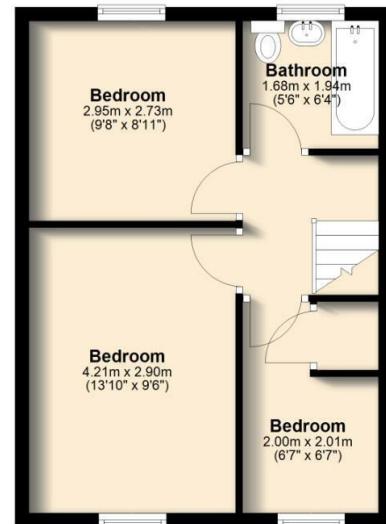
Ground Floor

Approx. 62.7 sq. metres (674.7 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.1 sq. feet)



Total area: approx. 98.0 sq. metres (1054.8 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

Greenbrook Close, Burnley



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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