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Real™

79 Marsden Road  
Burnley  
BB10 2BT



## For Sale

- Three-bedroom semi-detached property on Marsden Road, Burnley
- Two spacious reception rooms offering flexible living space
- Fitted kitchen with ample storage and work surfaces
- Three well-proportioned bedrooms (two doubles and one single)

## £1,100 Per Calendar Month

- Family bathroom with modern three-piece suite
- Private rear garden ideal for outdoor use
- Deposit - £1,100
- EPC - D
- Council Tax - C
- 01282 415111



A well-presented three-bedroom semi-detached property situated on the popular Marsden Road in Burnley, offering generous living space ideal for families or professionals alike.

The ground floor comprises two spacious reception rooms, providing flexible living and dining areas with plenty of natural light, perfect for both relaxing and entertaining. The fitted kitchen offers ample storage and workspace, with convenient access to the rear of the property.

Upstairs, the property benefits from three well-proportioned bedrooms, including two doubles and a single room suitable as a nursery, home office, or guest space. The family bathroom is fitted with a modern three-piece suite, including a bath with overhead shower, wash basin, and WC.

Externally, the property offers a large private rear garden and on-street parking to the front. Located close to local amenities, schools, and transport links, this home combines comfort with convenience.

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.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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