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Real

168 Burnley Road  
Briercliffe  
Burnley  
BB10 2HJ



## For Sale

£495 Per Calendar Month

- One bedroom, one bathroom flat to let
- Spacious and well-presented reception room
- Fitted kitchen with ample storage and worktop space
- Modern bathroom suite
- Well-proportioned layout with good natural light throughout
- Convenient location on Burnley Road, Briercliffe
- Close to local shops, amenities, and public transport links
- Easy access to Burnley town centre and surrounding areas
- Ideal for a single professional or couple
- Deposit - £495



This attractive one-bedroom flat is situated on Burnley Road in the highly regarded and convenient area of Briercliffe, offering well-proportioned accommodation finished to a good standard throughout. The property is ideal for a single professional or couple seeking comfortable living with excellent access to local amenities and transport links.

The flat features a spacious reception room which provides a versatile living and dining area, benefiting from good natural light and a welcoming layout suitable for both relaxation and entertaining. The separate fitted kitchen offers a practical range of units and worktop space, providing ample storage and functionality for everyday use.

The bedroom is a well-sized, offering a calm and comfortable space with room for bedroom furniture. The bathroom is modern and neatly presented, comprising a contemporary suite with bath or shower facilities, wash basin, and WC.

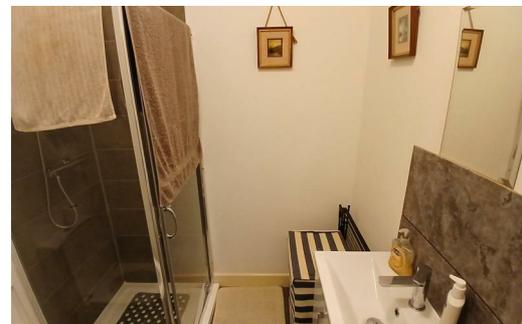
Located within easy reach of local shops, services, and regular public transport routes, the property also offers convenient access to Burnley town centre and surrounding areas. The location is particularly well suited to commuters and those seeking a balance between accessibility and a residential setting.

This well-maintained flat represents an excellent opportunity for quality rental accommodation in a popular area. Early viewing is strongly recommended.

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.

Unfortunately, no housing benefit claimants can be considered for this property due to a restriction in the landlord's mortgage term/insurance.



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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