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Sale



Allendale Court Allendale  
Street

Rosegrove

Burnley BB12 6IR

£390 PCM



### Key Features:

- Well-presented first floor flat
- Three piece bathroom
- Secure intercom entrance
- Refurbished with new carpets & decor
- Unfortunately, no housing benefit claimants can be considered for this property due to a restriction in the landlord's mortgage term/insurance.
- Open plan lounge & kitchen
- Storage heaters & double glazing
- Private off road parking
- Ideally placed for local amenities
- NO SMOKERS OR PETS

Tenure:

EPC Rating: D

Council Tax Band: A



### Main Description:

The property is a well-presented first-floor apartment located in the heart of Rosegrove so ideally located for all local amenities, train station, and the M65 motorway network. Briefly comprising open plan lounge/modern fitted kitchen with electric hob & oven; three piece white bathroom suite with shower; two excellent sized double bedrooms, the master bedroom being particularly large and all the windows have good quality wooden Venetian blinds throughout. The property is fully double glazed and has electric storage heaters and for security, there is an intercom entrance. Externally there are small communal gardens and private off-road parking. The property has a contemporary feel so would suit a single or young professional couple and early viewing is essential as interest is expected to be high. It has recently undergone a refurbishment with neutral decor and new carpets.

#### NO SMOKERS OR PETS

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

One week's holding deposit required other fees apply. Details on request.



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property