

31 Hinton Street, Burnley

Burnley

Farrar & Farber
ESTATE AGENTS

£825 pcm



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Burnley, Burnley

An exceptionally well-presented, fully renovated three-bedroom mid-terrace property finished to a high standard throughout. Perfectly positioned on the doorstep of Towneley Park, within close proximity to local schools including Burnley High School, and just a short distance from Burnley town centre.

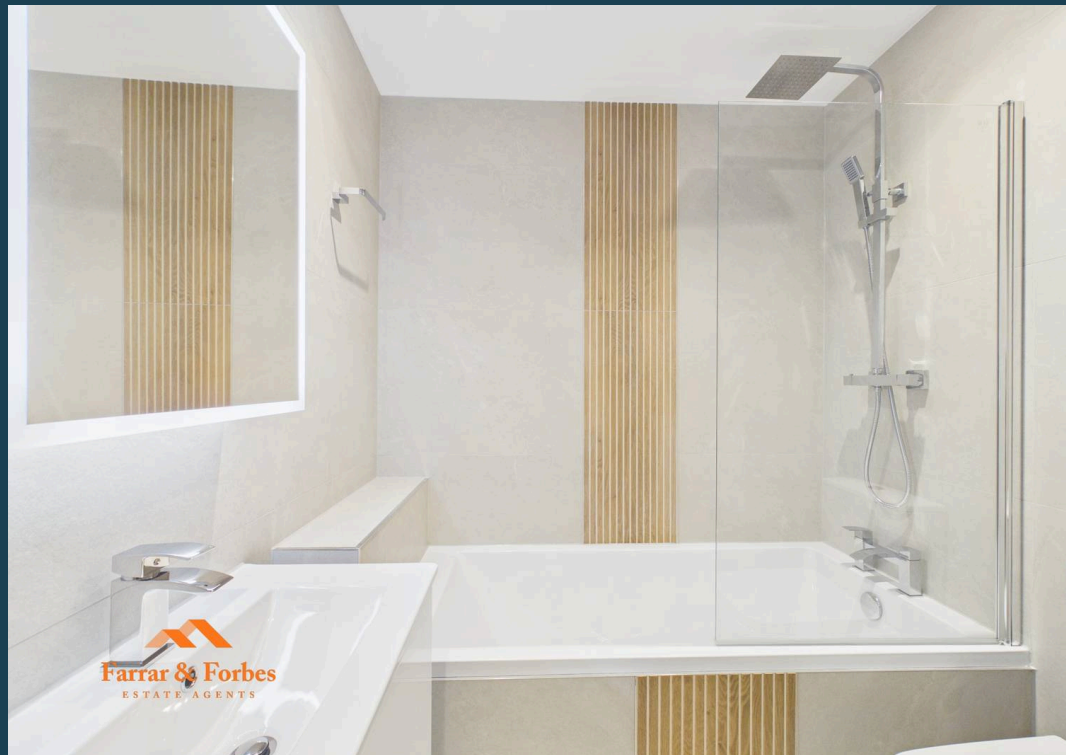
Externally, the home benefits from a garden forecourt with outside lighting, and the attractive stone façade has been professionally sandblasted, enhancing its character and kerb appeal.

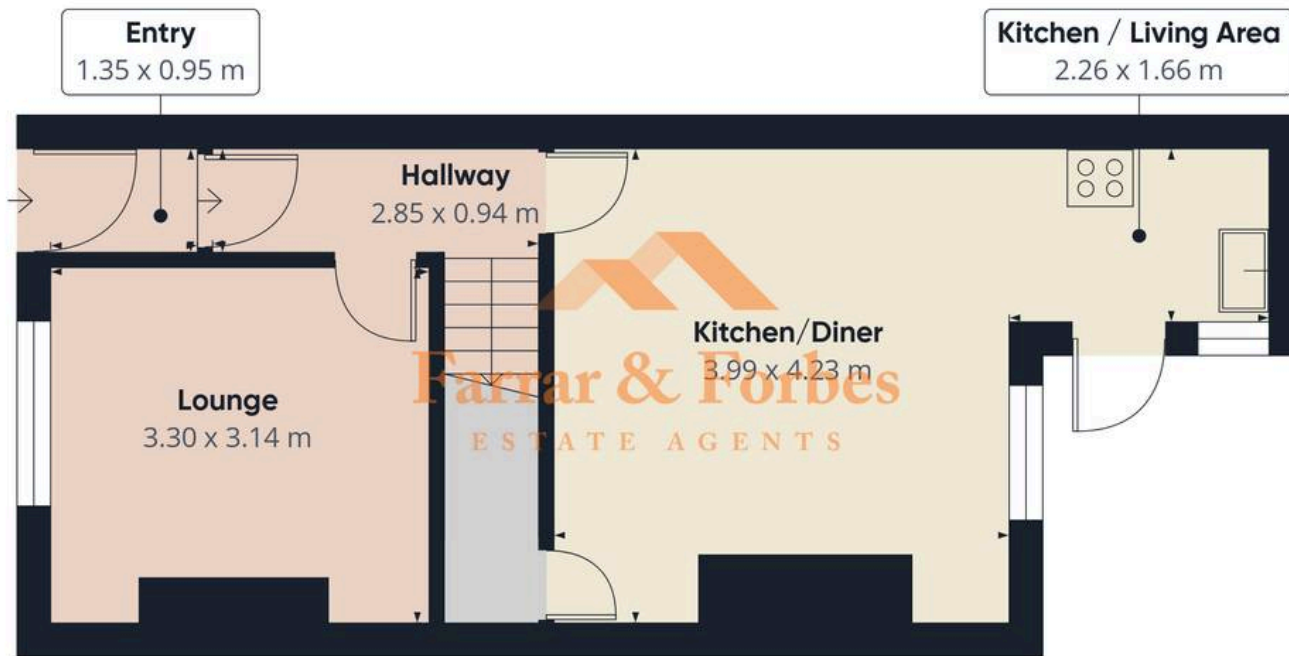
Upon entering, you are welcomed by an entrance vestibule leading into a hallway. The front reception room features newly fitted carpets, creating a warm and comfortable living space. To the rear, the property has been thoughtfully reconfigured to create a spacious open-plan kitchen/diner, complete with laminate flooring. The contemporary kitchen is arranged in an L-shape with stylish white gloss wall, base, and drawer units, complemented by contrasting work surfaces, an integrated fridge/freezer, electric hob and oven, and a stainless steel extractor hood.

The rear yard has been fully flagged for low maintenance and includes two useful storage outbuildings.

To the first floor, there are three bedrooms, including a generous double to the front and two well-proportioned single bedrooms, one of which houses the boiler and provides additional storage. The family bathroom has been beautifully finished with modern beige tiling and contrasting splashbacks, featuring a low-level WC, floating vanity wash basin with illuminated mirror, and a panelled bath with rainfall shower and glass screen.

- £825 PCM
- £825 Deposit
- Fully Renovated
- Open-Plan Kitchen/Diner
- Gorgeous Three-Piece Bathroom Suite
- Rear Yard & Outbuildings
- Three Bedrooms





Approximate total area⁽¹⁾
68.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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