



Room 1, 14 Herbert Street, Burnley, Lancashire, BB11 4JX  
£130 Per week



## Room 1, 14 Herbert Street, Burnley, Lancashire, BB11 4JX

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Welcome to room 1 - a ground floor double room with a private bathroom upstairs.

14 Herbert St, a fantastic property offering individual room rentals in a modern and tastefully designed house. The property features a fitted kitchen with a living room area, complete with a dining table and a comfortable sofa. There is also a Smart TV for you to enjoy. Additionally, there is a separate utility room with a washer dryer and a fridge freezer.

The house comprises three double bedrooms, each equipped with their own private bathroom facilities. The modern decor and eye-catching design of the property make it stand out from the crowd. The bedrooms feature homely touches, providing a comfortable and welcoming atmosphere for residents.

The property's wow factor shines from the moment you walk in, and you will soon feel at home in this delightful house. Household bills are included, ensuring that you have no additional fees to worry about, and complimentary Wi-Fi access is also provided. With a monthly communal cleaner included, there's no need to worry about keeping the property clean and tidy.

The local area is well-connected, with excellent transport links that make it easy to get around. The property is conveniently located close to a range of amenities, including shops, supermarkets, restaurants, cafes, and sports centers.

In summary, 14 Herbert St is a stunning property that offers room rentals with a difference. The modern and tastefully designed house features three double bedrooms, each with its own private bathroom facilities. Household bills are included, and the addition of Wi-Fi access and a monthly communal cleaner ensures a stress-free living experience. The local area is well-connected, with excellent transport links, making it easy to access all the local amenities. If you would like to arrange a viewing or require additional information, please contact the agent.

## Description

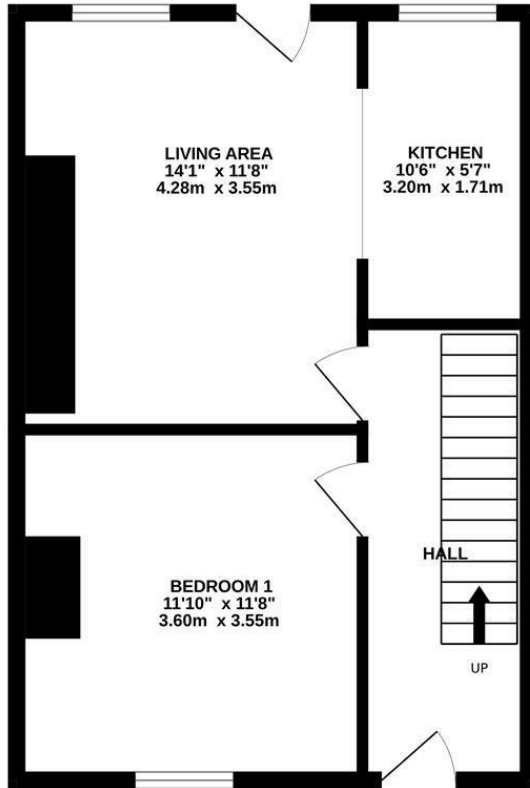


## Situation

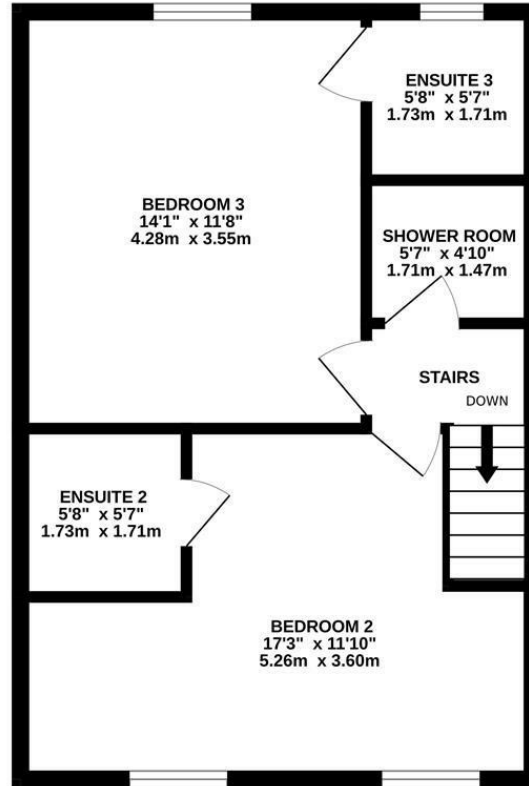
Furnished  
Council Tax Band: A  
Available: 15th March 2023

# Floor Plans

**GROUND FLOOR**  
425 sq.ft. (39.5 sq.m.) approx.



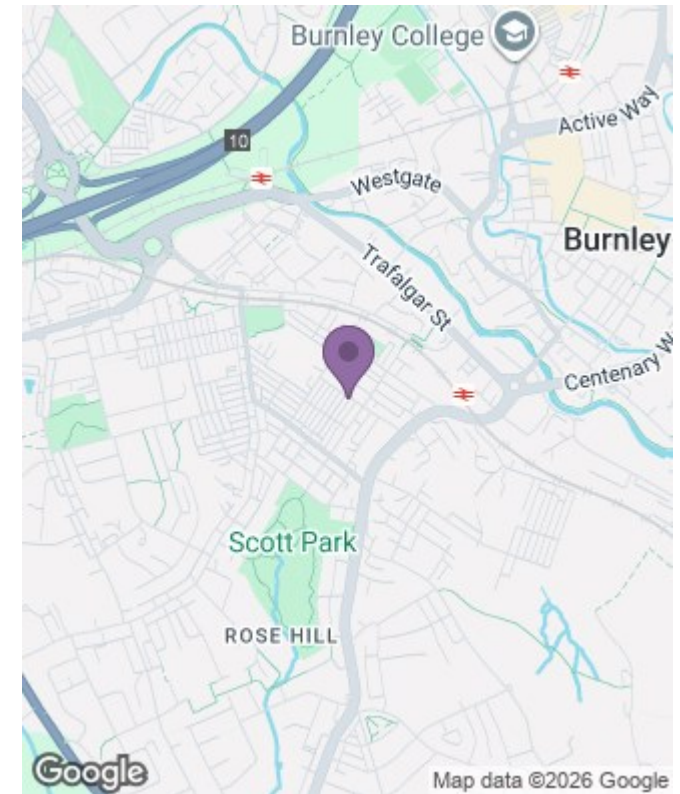
**1ST FLOOR**  
446 sq.ft. (41.5 sq.m.) approx.



**TOTAL FLOOR AREA : 871 sq.ft. (81.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Performance Graph

