

Property Details

39 Greenbrook Road, Burnley,
Lancashire, BB12 6PD

OIRO £289,950



Property Photos

39 Greenbrook Road, Burnley, Lancashire, BB12 6PD

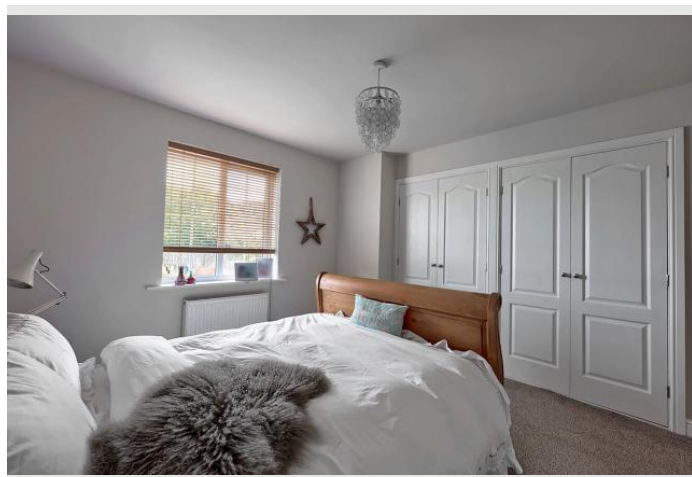


Creation Date

03/03/2025

Property Photos

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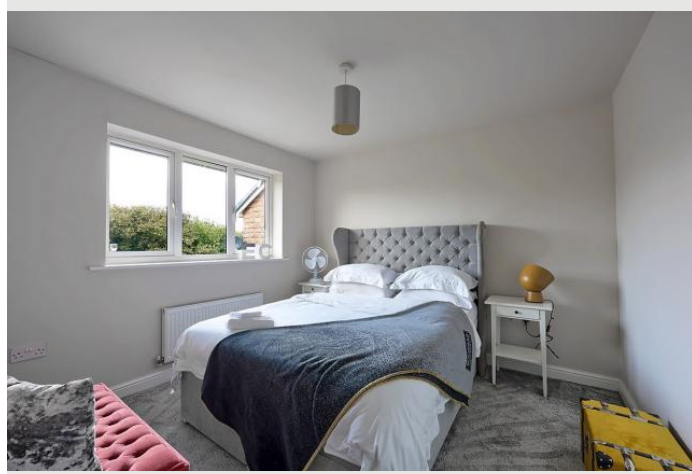


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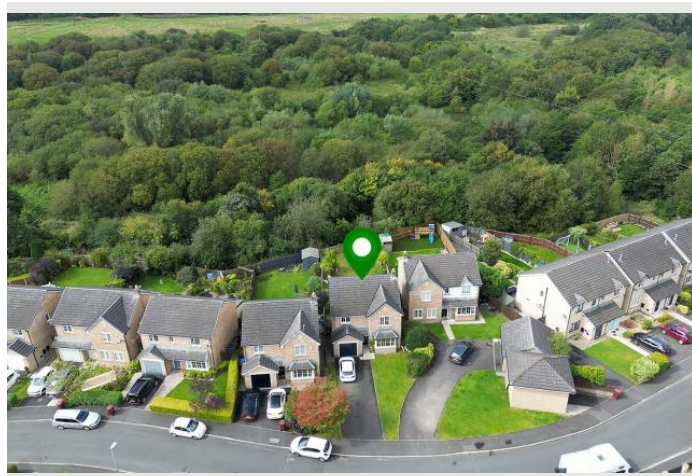
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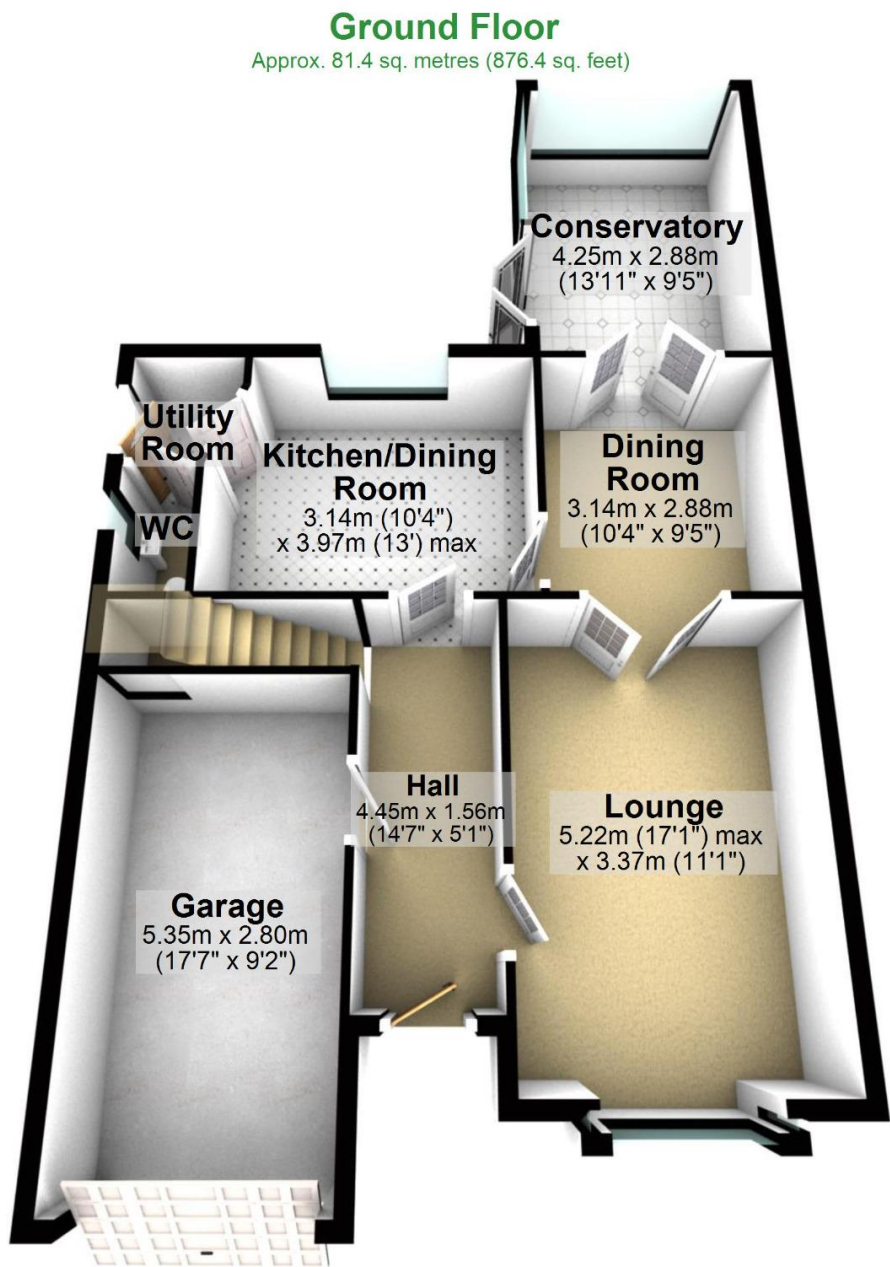


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Property Floor Plans

39 Greenbrook Road, Burnley, Lancashire, BB12 6PD

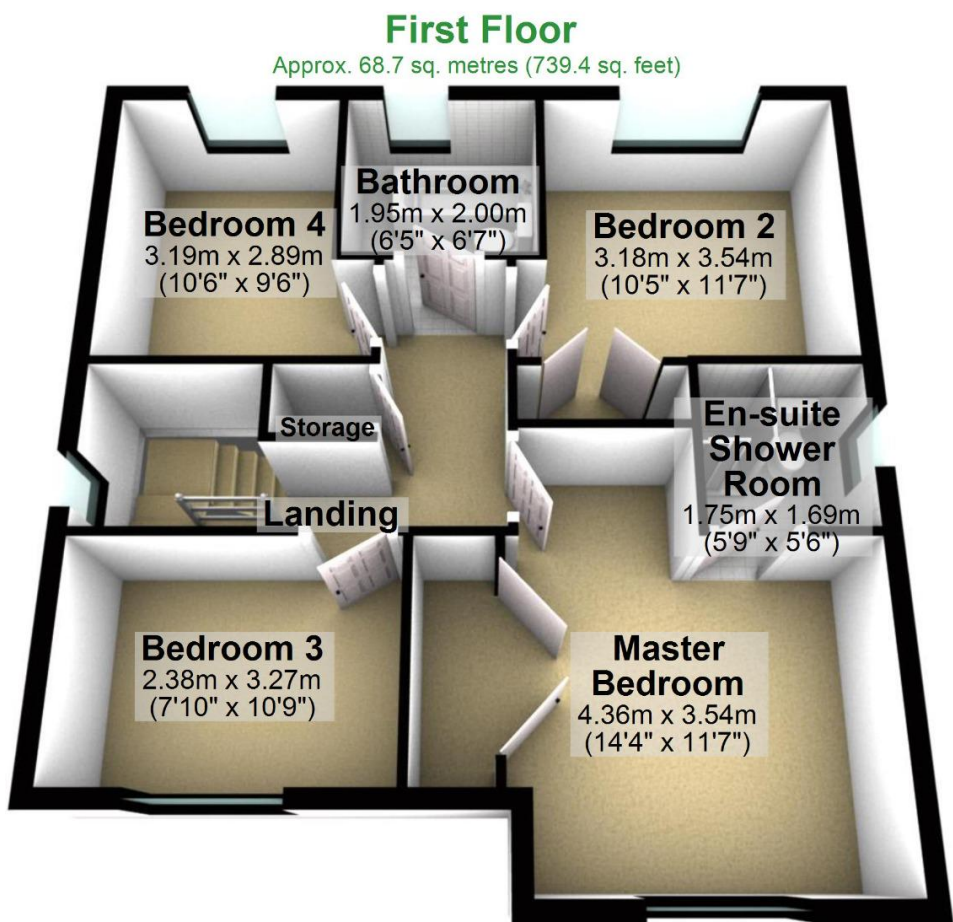


Total area: approx. 150.1 sq. metres (1615.8 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

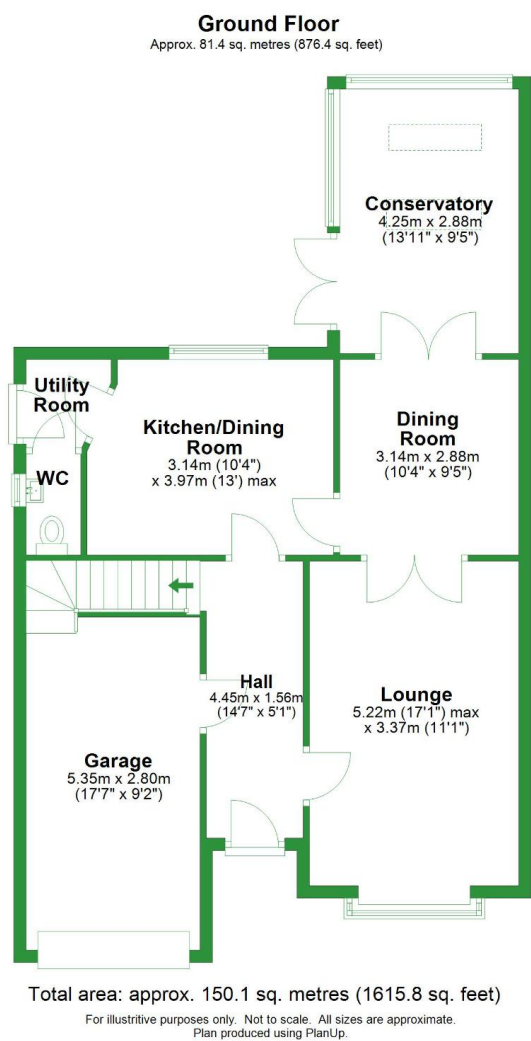
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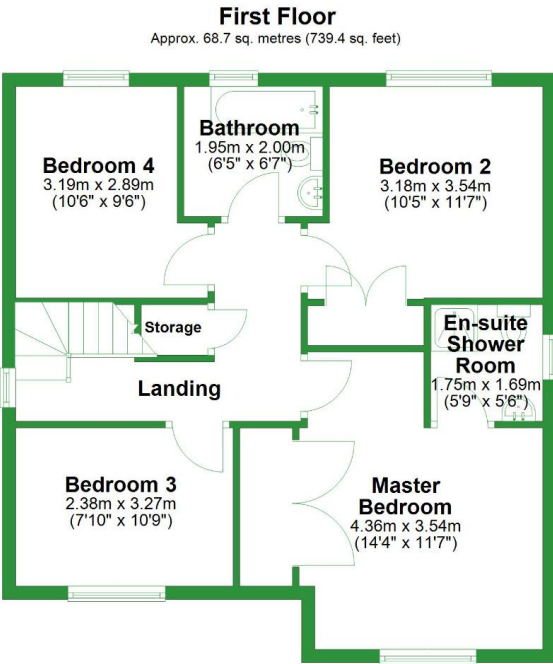
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Property EPC

39 Greenbrook Road, Burnley, Lancashire, BB12 6PD

11/11/2024, 11:55

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

39 Greenbrook Road BURNLEY BB12 6PD	Energy rating C	Valid until: 12 September 2034 Certificate number: 9276-3041-4201-4114-0200
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Property type	Detached house
Total floor area	110 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current	Potential
75 C	87 B

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Property Info

39 Greenbrook Road, Burnley, Lancashire, BB12 6PD

Property Type
House
Property Style
Detached
Bedrooms
4
Bathroom
2
Receptions
2
Tenure Type
Leasehold
Floor Area
1615.8
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply

Property Info

39 Greenbrook Road, Burnley, Lancashire, BB12 6PD

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
-
Flooded In Last Five Years
No
Current Annual Ground Rent
120
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
3005-01-01
Price Qualifier
OIRO
Price
£289,950
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

39 Greenbrook Road, Burnley, Lancashire, BB12 6PD

Feature 1

Perfect Family Home

Feature 2

Four Bedrooms

Feature 3

Master Bedroom With En-suite

Feature 4

Multiple Reception Rooms

Feature 5

Driveway And Garage

Feature 6

****chain Free****

Feature 7

Utility Room And Downstairs Wc

Feature 8

Quiet Location

Creation Date

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Property Description

39 Greenbrook Road, Burnley, Lancashire, BB12 6PD

Check out this four bedroom family home!

Spacious Family Home in a Quiet Location

Key Features:

- Four bedrooms
- Quiet location
- Detached property
- Chain free
- Utility room and downstairs WC
- Great family home
- Driveway and garage
- Front and rear garden
- Local primary schools nearby
- Great transport links train station and M65

This lovely four-bedroom detached property, located on Greenbrook Road in Burnley, is perfect for families looking for space and comfort. Downstairs, you'll find a generous lounge, a dining room, and a conservatory, offering plenty of living space. The kitchen is well-sized, and there's a handy downstairs WC and a utility room for added convenience. Upstairs, the master bedroom comes with its own en-suite, while the three additional bedrooms are ideal for children, guests, or as a home office. The family bathroom is also on the first floor, ensuring plenty of room for everyone. Outside, there's a lovely front and rear garden, a large driveway, and a garage, offering great space for parking and outdoor activities. The location is quiet, making it an ideal spot for family living.

From the Agents Perspective:

This property is a wonderful family home with a great deal of potential. The layout is spacious, offering a variety of living and storage spaces. The large driveway and garage are definite advantages, providing plenty of parking options. The quiet location ensures you can enjoy a peaceful lifestyle, while still being close to local amenities and transport links. It's perfect for families or anyone seeking extra room to grow.

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From the Clients Perspective:

Weve lived here for about 19 years, since it was built. Over the years, our children have made many happy memories in this home, and weve enjoyed every moment of it. Now that theyve all moved out, we realise we no longer need so much space and its time to downsize.

ADDITIONAL INFORMATION

Tenure = Leasehold, 981 years left, 120 ground rent.

Council Tax Band = E

Heating- Gas central heating

Electric- Mains

Drainage - Mains

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