

## Ground Floor

Approx. 279.1 sq. feet



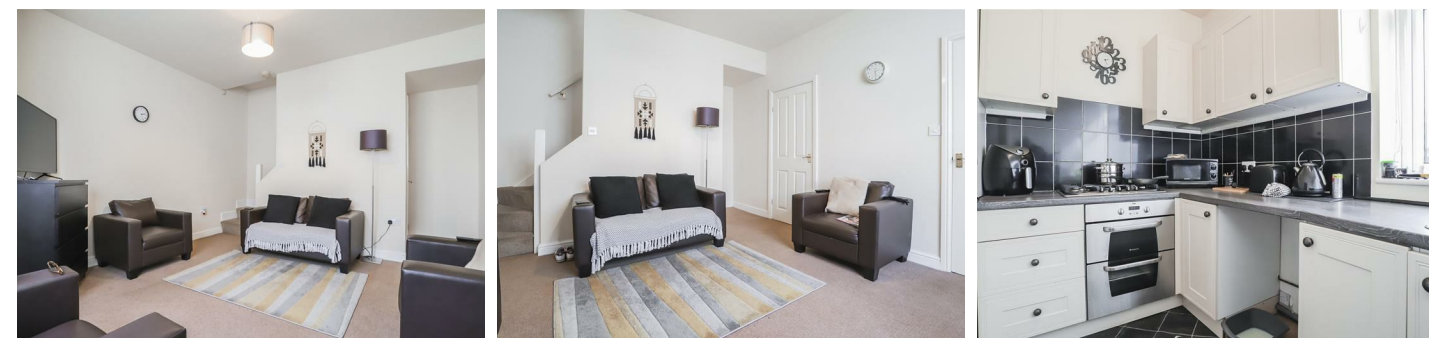
## First Floor

Approx. 260.5 sq. feet



Total area: approx. 539.5 sq. feet

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

## Burnley Road, Burnley, BB10 2HG

### Offers Over £245,000

INCREDIBLE INVESTMENT OPPORTUNITY!

THREE GENEROUSLY SIZED ATTRACTIVE APARTMENTS WITHIN ONE BUILDING ALL WITH SEPARATE ACCESS.

Flat 1a, Flat 2b, Flat 3c collective rent- £16,200 per p/a

Keenans are delighted to welcome these three delightful apartments to the market, Situated in Briercliffe, The apartments boast spacious living rooms, bright fitted kitchens, generous size bedrooms and three/four piece bathrooms. They are only a short drive to the town centre shops and eateries. The property is in close proximity to well regarded schools, bus routes and major commuter links. Apartment 1a comprises briefly, a welcoming entrance vestibule with door to the spacious living room. The living room has stairs to the first floor and door to the kitchen and under-stairs storage. To the first floor the landing has doors to one generous size bedroom and three piece bathroom. Externally, to the front of the property there is an enclosed paved garden. Apartment 2b comprises briefly, a welcoming entrance hallway with door to the living room, kitchen and dining room. The living room has stairs to the first floor and doors to the downstairs WC and second bedroom. To the first floor the landing has a door to a generous size bedroom and a three piece bathroom. Externally to the rear of the property there is an enclosed paved garden and storage outhouse. Apartment 3c comprises briefly, a welcoming entrance hallway with stairs to the first floor landing with stairs to the second floor with doors to the kitchen, dining room, storage cupboard and boiler cupboard.



# Burnley Road, Burnley, BB10 2HG

## Offers Over £245,000



- Three Apartments
- Generous Bedrooms
- Storage Solutions
- Viewings Encouraged

- Elegantly Finished Throughout
- Popular Location
- Close To Amenities

- Stylish Fitted Kitchens
- Charming Original Features
- Seperate Cloakroom Facilities

### Apartment 1A

#### Ground Floor

##### Entrance

UPVC double glazed door to the vestibule.

##### Vestibule

4'4 x 3'4 (1.32m x 1.02m)

Fuse box, alarm system, combination boiler and door to the living room.

##### Living Room

16'10 x 12'8 (5.13m x 3.86m)

UPVC double glazed window, central heating radiator, smoke alarm, television point, stairs to the first floor, door to understairs storage and door to the kitchen.

##### Kitchen

10'2 x 5'2 (3.10m x 1.57m)

UPVC double glazed window, central heating radiator, wood wall and base units, laminate work surfaces, stainless steel sink, drainer and mixer tap, double oven and five ring gas hob and extractor hood, part tiled elevations, laminate flooring, space for fridge freezer, plumbing for washing machine, extractor fan and stairs to the first floor.

##### Landing

5'6 x 2'8 (1.68m x 0.81m)

Doors to one bedroom and the bathroom.

##### Bedroom One

12'3 x 10'11 (3.73m x 3.33m)

UPVC double glazed window, central heating radiator, and double fitted wardrobes.

##### Bathroom

11'3 x 6' (3.43m x 1.83m)

UPVC double glazed window, central heating radiator, three piece suite comprising of dual flush WC, pedestal wash basin and traditional taps, corner bath with mains feed shower, part tiled elevations and extractor fan.

##### External

##### Front

Enclosed front garden and stone paved patio.

### Apartment 2B

##### Entrance

UPVC double glazed door to the hallway.

##### Hallway

4'4 x 4'1 (1.32m x 1.24m)

Fuse box, alarm system, door to the kitchen and living room.

### Kitchen

13'5 x 10'4 (4.09m x 3.15m)

UPVC double glazed bay window, central heating radiator, wood wall and base units, laminate work surfaces, stainless steel sink, drainer and mixer tap, five ring gas oven, space for fridge freezer, plumbing for washing machine, laminate flooring and boiler.

### Living Room

14'4 x 12'11 (4.37m x 3.94m)

UPVC double glazed window, central heating radiator, smoke alarm, television point, two feature wall lights, stairs to the first floor and doors to the WC and bedroom two.

### Bedroom Two

11'4 x 5'8 (3.45m x 1.73m)

UPVC double glazed window and central heating radiator.

### WC

10'11 x 2'7 (3.33m x 0.79m)

Central heating radiator, dual flush WC, wall mounted wash basin and mixer taps.

### Second Floor

#### Landing

5'11 x 3' (1.80m x 0.91m)

Doors to the bathroom, bedroom one and smoke alarm.

#### Bedroom One

11'11 x 9' (3.63m x 2.74m)

UPVC double glazed window, central heating radiator and double fitted wardrobes.

#### Bathroom

9'1 x 5'9 (2.77m x 1.75m)

UPVC double glazed window, central heating radiator, three piece suite comprising of dual flush WC, pedestal wash basin with mixer tap, panel bath with traditional taps, mains feed shower, part tiled elevations and extractor fan.

#### External

#### Rear

Back entrance door to the flat and stone paved yard with landlord store.

### Apartment 3C

#### Entrance

Composite door to the hallway.

#### Hallway

8'10 x 3'8 (2.69m x 1.12m)

Central heating radiator, stairs to the first floor, smoke alarm, fuse box and smoke alarm.

### Landing

13'3 x 4'1 (4.04m x 1.24m)

Central heating radiator, smoke alarm, doors to storage and boiler cupboard, kitchen, dining room and stairs to the second floor.

### Kitchen

18'8 x 8'11 (5.69m x 2.72m)

Two UPVC double glazed windows, central heating radiator, wood wall and base units, laminate work tops, stainless steel sink, drainer and mixer tap, plumbing for washing machine, double oven with five ring gas hob, and extractor hood, space for fridge freezer, smoke alarm and part laminate flooring.

### Second Floor

#### Landing

6'11 x 2'8 (2.11m x 0.81m)

Velux window, smoke alarm, doors to the living room two bedrooms and the bathroom.

#### Bathroom

10'10 x 5'10 (3.30m x 1.78m)

Velux window, four piece suite comprising of dual flush WC, pedestal wash basin with mixer tap, panel bath with traditional taps, mains feed shower, part tiled elevations, spotlights and extractor fan.

#### Living Room

15'11 x 9'7 (4.85m x 2.92m)

Two Velux windows, central heating radiator, television point and exposed wood beams.

#### Bedroom Two

10'11 x 9'9 (3.33m x 2.97m)

Velux window, central heating radiator, access to the eaves, exposed wood beams and television point.

#### Bedroom One

11'9 x 8'11 (3.58m x 2.72m)

Velux window, central heating radiator, access to the eaves and exposed wood beams.

#### External

#### Front

Enclosed paved garden with Ornate railings.

#### Outside storage

There is a brick built outbuilding with power in that is approximately 13ft long and 6 feet wide that is currently used for storage

