



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		
(55-68) D		
(39-54) E	47	
(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.

Godiva Street, Burnley, BB10 1JE

Offers Over £49,950

THE IDEAL INVESTMENT PROPERTY

Requiring full renovation and updating throughout, this two-bedroom, mid-terraced home offers deceptively spacious interiors and easy access to Burnley General Hospital and all town centre amenities. The property is perfectly suited for an investor/developer looking for an ideal rental investment.

The property comprises briefly, to the ground floor: entrance through the vestibule to a spacious reception room with stairs leading to the first floor and door to a kitchen which leads to the rear yard. To the first floor is a landing with doors leading to two bedrooms and a three-piece bathroom suite. Externally the property boasts an enclosed rear yard with gate leading to a shared access road. For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

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**2**

**1**

**2**

**E**

- Council Tax Band A
 - On Road Parking
- EPC Rated E
 - Nearby Amenities
- Leasehold Property
 - Potential Rental Investment

Ground Floor

Reception Room One

17'5 x 13'7 (5.31m x 4.14m)

UPVC double glazed window, central heating radiator, ceiling rose, dado railing, wood effect floor, three feature wall lights, stairs to the first floor, door to the kitchen.

Kitchen

13'7 x 10'2 (4.14m x 3.10m)

UPVC double glazed window, central heating radiator, base units with laminate worktops, stainless steel sink with drainer and mixer taps, wood effect floor, door to under-stairs storage, UPVC double glazed frosted door to rear.

First Floor

Landing

Spotlights, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

14'4 x 13'7 (4.37m x 4.14m)

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

Bathroom

7'5 x 4'11 (2.26m x 1.50m)

UPVC double glazed frosted window, central heating radiator, low basin W/C, pedestal wash basin with mixer taps, panel bath with overhead electric feed rainfall shower head, spotlights, part tiled elevations.

Bedroom Two

10'01 x 8'3 (3.07m x 2.51m)

UPVC double glazed window, central heating radiator, fitted wardrobe.

Externally

Yard at rear.