



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
85	95
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(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	

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Venice Street, Burnley, BB11 4BA

Offers Over £139,950

AN OUTSTANDING THREE BEDROOM SEMI DETACHED FAMILY HOME

With an abundance of indoor and outdoor space, neutral decor and modern fixtures and fittings, this enviable three bedroom semi detached family home is being proudly welcomed to the market in the highly regarded location of Burnley. Benefitting from two bathrooms, off road parking and three generously sized bedrooms, this fantastic property is the perfect family home not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Pendle and Rossendale.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and staircase to the first floor. The reception room then leads on to an inner hallway which guides you on to a WC and dining area. The dining area then leads on to a kitchen. The first floor comprises of doors on to two generously sized bedrooms, study and family bathroom. The study houses a staircase on to the main bedroom which boasts an en suite shower room. Externally there is an enclosed laid to lawn garden with patio and bedding areas. To the front there is a laid to lawn garden with off road parking.

For further information or to arrange a viewing please contact our Burnley office at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansestateagents

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Offers Over £139,950



- Tenure Leasehold
- Off Road Parking
- Family Bathroom
- Close Proximity To Amenities

- Council Tax Band B
- Three Bedroom Property
- Second Floor En suite

- EPC Rating B
- Fitted Kitchen
- Study

Ground Floor

Entrance

Composite door to hall.

Hall

6'11 x 3'9 (2.11m x 1.14m)

Central heating radiator, smoke alarm, door to reception room and stairs to first floor.

Reception Room One

14'4 x 11'7 (4.37m x 3.53m)

UPVC double glazed bay window, central heating radiator, television point and door to inner hall.

Inner hall

6'4 x 3'4 (1.93m x 1.02m)

Tiled effect floor, store cupboard, open to dining area and door to WC.

WC

4'11 x 3'4 (1.50m x 1.02m)

UPVC double glazed frosted window, central heating radiator, two piece suite, dual flush WC, pedestal wash basin with mixer tap and wood effect floor.

Dining Area

8'11 x 7' (2.72m x 2.13m)

Central heating radiator, wood effect floor, open to kitchen and UPVC double glazed patio doors to rear.

Kitchen

8'11 x 7' (2.72m x 2.13m)

UPVC double glazed window, range of white wall and base units, granite effect surface, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, integrated dish washer, integrated washing machine, integrated boiler and tiled effect floor.

First Floor

Landing

12'5 x 6'4 (3.78m x 1.93m)

Central heating radiator, smoke alarm, doors to two bedrooms, study, bathroom and store cupboard.

Bedroom Two

14'9 x 8'9 (4.50m x 2.67m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'5 x 8'1 (2.87m x 2.46m)

UPVC double glazed window and central heating radiator.

Bathroom

8'1 x 6'8 (2.46m x 2.03m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, part tiled elevation, extractor fan and tiled effect lino floor.

Study

6'3 x 5'9 (1.91m x 1.75m)

UPVC double glazed window, central heating radiator and stairs to bedroom one.

Second Floor

Bedroom One

18'10 x 14'9 (5.74m x 4.50m)

UPVC double glazed window, central heating radiator, loft access, smoke alarm, television point and door to en suite.

En suite

7'9 x 5'10 (2.36m x 1.78m)

Velux window, central heating radiator, three piece suite, enclosed double direct feed shower, dual flush WC, pedestal wash basin with mixer tap, part tiled elevation, extractor fan and tiled effect lino floor.

External

Rear

Enclosed laid to lawn garden with patio and bedding areas.

Front

Laid to lawn garden with off road parking.

