



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			86
(81-91) B			
(69-80) C		69	
(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.

Parkinson Street, Burnley, BB11 3LS

Asking Price £75,000

THE PERFECT RENTAL INVESTMENT OR FIRST TIME BUY

This two-bedroom mid terrace property is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes to surrounding towns and motorways. This property is the perfect opportunity for a rental investor or first time buyer looking to put their personal stamp on their long term home.

Comprising briefly, to the ground floor; entrance into the reception room which flows internally to the reception room two/dining room which also leads to the kitchen and the rear yard of the property. To the first floor is a landing to two bedrooms and a bathroom. Externally, to the rear is an enclosed yard with a gate to a shared access road.

For further information or to arrange a viewing please contact our Burnley office at your earliest convenience, To preview properties coming to the market with Keenans please follow our social media Facebook : Keenans Estate Agents and Instagram @keenans.ea

Parkinson Street, Burnley, BB11 3LS

Asking Price £75,000



- Tenure Leasehold
- On Street Parking
- Fitted Kitchen
- Close Proximity To Amenities And Easy Access To Major Network Links
- Council Tax Band A
- Two Bedroom Mid Terraced Property
- Enclosed Rear Yard
- EPC Rating C
- Ideal Rental Investment Or First Time Buy
- Viewing Is Essential

Ground Floor

Entrance

Via a UPVC double glazed door to reception room one.

Reception Room One

13'8 x 10'10 (4.17m x 3.30m)

UPVC double glazed window, central heating radiator and laminate floor.

Reception Room Two/Dining Area

13'8 x 11'4 (4.17m x 3.45m)

UPVC double glazed window, central heating radiator, door to kitchen and laminate floor.

Kitchen

10'10 x 8'2 (3.30m x 2.49m)

Two UPVC double glazed windows, range of wall and base units, laminate work top, stainless steel sink with drainer and mixer tap, single oven, part tiled elevation, laminate floor and door to rear.

First floor

Landing

Doors to two bedrooms and bathroom.

Bedroom One

13'11 x 13'5 (4.24m x 4.09m)

UPVC double glazed window, central heating radiator and laminate floor.

Bedroom Two

11'6 x 8'8 (3.51m x 2.64m)

UPVC double glazed window, central heating radiator, laminate floor and above stair storage.

Bathroom

8'3 x 4'4 (2.51m x 1.32m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, panel bath, vanity top wash basin with mixer tap, full tiled elevation and laminate floor.

External

Rear

Enclosed rear yard with gate to shared access road.

