



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
(81-91) B			
(69-80) C		65	
(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.

Fairholme Road, Burnley, BB11 3EF

£125,000

A PERFECT INVESTMENT OPPORTUNITY OR FIRST TIME HOME

Keenans are proud to welcome to the market this spacious two bedroom mid terrace property in a sought after area of Burnley. With two great sized reception rooms and original features, the property has plenty of character to make the perfect home. With a bit of updating, you'll have the opportunity to make it your own and create a cozy and inviting space. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Rossendale, Pendle and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and a staircase to the first floor. The second reception room leads through to the recently fitted kitchen and has access to the rear yard and also a downstairs WC. The first floor comprises of doors on to two well proportioned bedrooms and a three piece bathroom suite. Externally, there is an enclosed yard to the rear.

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

Fairholme Road, Burnley, BB11 3EF

£125,000



- Tenure Leasehold
- On Street Parking
- Contemporary Fitted Kitchen
- Close Proximity To Local Amenities
- Council Tax Band B
- Spacious Two Bedroom Mid Terraced Property
- Enclosed Rear Yard
- EPC Rating D
- Ideal Investment Opportunity Or First Time Home
- Easy Access To Major Network Links

Ground Floor

Entrance

Via a UPVC door to vestibule.

Vestibule

5' x 3'3 (1.52m x 0.99m)

Picture rail, dado rail, coving, laminate flooring and door to hallway.

Hallway

8'11 x 3'3 (2.72m x 0.99m)

Central heating radiator, coving, corbels, doors to two reception rooms and stairs to first floor.

Reception Room One

12'10 x 11'6 (3.91m x 3.51m)

UPVC double glazed bay window, wall mounted electric fire with brick surround, four feature wall lights, television point and cornice coving.

Reception Room Two

15' x 12'11 (4.57m x 3.94m)

UPVC double glazed window, central heating radiator, electric fire with decorative surround, two feature wall lights, coving, under stairs storage and door to kitchen.

Kitchen

14'11 x 7'6 (4.55m x 2.29m)

UPVC double glazed window, central heating radiator, wood panel wall and base units, granite work top, integrated oven with four ring electric hob, extractor hood, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine, spotlights, part tiled laminate flooring, door to utility and UPVC door to yard.

Utility

7'5 x 2'8 (2.26m x 0.81m)

UPVC double glazed frosted window, central heating radiator, door to WC and laminate flooring.

WC

5' x 2'7 (1.52m x 0.79m)

UPVC double glazed frosted window, dual flush WC and laminate flooring.

First floor

Landing

Central heating radiator, loft access, airing cupboard, doors to two bedrooms and shower room.

Bedroom One

15'1 x 11' (4.60m x 3.35m)

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

Bedroom Two

13'2 x 7'4 (4.01m x 2.24m)

UPVC double glazed window, central heating radiator, coving and storage.

Shower Room

10'3 x 7'3 (3.12m x 2.21m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, enclosed electric feed shower, PVC elevation, laminate flooring and storage cupboard.

External

Rear

Enclosed yard.



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