



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                                 |  | 84                      | 84        |
| (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 |           |

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.

## Bridgewalk Apartments, Sandygate, Burnley, BB11 1EQ

### Offers Over £110,000

AN IMMACULATE GROUND FLOOR APARTMENT

Keenans are proud to bring to the market this immaculate and modern two bedroom ground floor apartment. Flowing with spacious rooms and neutral decoration, this enviable apartment would be perfect for a first time buyer or couple looking for their first home. Set on a lovely complex right by the canal in a sought after area of Burnley, with a stunning open plan kitchen and living space and allocated off road parking, this home has everything you could need. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Rossendale and Pendle.

The property comprises briefly; a welcoming entrance into a communal lobby with a door through to the hallway. The hallway provides access to two double bedrooms, a three piece bathroom, reception room and storage cupboard. The reception room is open plan with the kitchen/dining area. The kitchen benefits from contemporary wall and base units and integrated appliances. Externally there is allocated off road parking and canal views.

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 @keenansestateagents

# Bridgewalk Apartments, Sandygate, Burnley, BB11 1EQ

## Offers Over £110,000

 **2**  **1**  **1**  **B**

- Ground Floor Apartment
- Spacious Reception Room
- Allocated Parking Space
- EPC Rating: B
- Two Bedrooms
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen
- Gated Entrance
- Council Tax Band: A

### Entrance Hallway

19'3 x 13'4 (5.87m x 4.06m)

Two UPVC double glazed windows, central heating radiator and doors to two bedrooms, storage, reception room and bathroom.

### Bedroom One

18' x 9'11 (5.49m x 3.02m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'9 x 6'9 (2.06m x 2.06m)

Central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, part tiled elevations, spotlights and laminate flooring.

### Storage

2'11 x 2'8 (0.89m x 0.81m)

### Bedroom Two

18'5 x 9' (5.61m x 2.74m)

UPVC double glazed window and central heating radiator.

### Reception Room

22'8 x 15'8 (6.91m x 4.78m)

Two UPVC double glazed windows, two central heating radiators, television point and open to the kitchen.

### Kitchen

11' x 7'10 (3.35m x 2.39m)

UPVC double glazed window, range of high gloss wall and base units with laminate surfaces, electric oven with four ring gas hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, integrated fridge freezer, plumbing for washing machine, spotlights and wood effect flooring.

### External

Gated entrance and allocated parking space.



Tel: 01282469023

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)