



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			89
(81-91) B		81	
(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.

## Rosehill Road, Burnley, BB11 2QX

### £250,000

A DECEPTIVELY SPACIOUS THREE BEDROOM MID TERRACED PROPERTY SET OVER THREE FLOORS

Keenans are delighted to present to the market this spacious three bedroom mid terrace property. Previously used as a HMO, the property boasts two spacious reception rooms, modern fitted kitchen, three piece bathroom and three en suite shower rooms, as well as an enclosed rear garden and contemporary fixtures and fittings. This home would be perfect for a family or an investor looking for a HMO property. Situated in a desirable area of Burnley, close to highly regarded schools, amenities and not far from motorway links. It's a home not to be missed!

The property comprises briefly; entrance into a welcoming hallway that has doors to two reception rooms and staircase to the first floor. The second reception room has French doors to the rear and a door to the kitchen. The kitchen has modern fixtures and fittings, integrated appliances and a door to the bathroom. The first floor landing comprises of doors on to two double bedrooms and door to the second floor staircase. Both bedrooms benefit from a modern en suite shower room. The second floor staircase leads to another en suite bedroom. Externally to the rear of the property is an enclosed artificial lawn with decking area. The front of the property has off road parking for two cars.

With an energy performance rating of B this property definitely has a fabric-first approach. The property is retrofit, making it easier to heat, able to retain that heat for longer, and replacing fossil fuels with renewable energy.

View early to avoid disappointment! Contact our Burnley team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

# Rosehill Road, Burnley, BB11 2QX

£250,000



- Mid Terrace Property
- Two Reception Rooms
- Off Road Parking
- EPC Rating: B
- Three Bedrooms
- Ground Floor Bathroom & Three En Suites
- Leasehold
- Contemporary Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band B

## Ground Floor

### Entrance Hallway

14'8 x 2'6 (4.47m x 0.76m)

Composite front entrance door, central heating radiator, spotlights, wood effect flooring, stairs to the first floor and doors to two reception rooms.

### Reception Room One

11' x 10'7 (3.35m x 3.23m)

UPVC double glazed bay window, central heating radiator, television point, spotlights and wood effect flooring.

### Reception Room Two

14'5 x 13'1 (4.39m x 3.99m)

Central heating radiator, television point, wood effect flooring, door to the kitchen and UPVC double glazed French doors to the rear.

### Kitchen

14'1 x 6'7 (4.29m x 2.01m)

UPVC double glazed window, Velux window, range of high gloss wall and base units with laminate surfaces, oven and microwave in a high rise unit, five ring gas hob, composite sink with drainer and mixer tap, integrated fridge freezer, dishwasher and washing machine, spotlights, wood effect flooring and door to the bathroom.

### Bathroom

6'9 x 6'1 (2.06m x 1.85m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, tile panelled bath with direct feed shower overhead, tiled elevations, spotlights and tiled flooring.

## First Floor

### Landing

Stairs to the second floor and doors to two bedrooms.

### Bedroom One

14'5 x 10'11 (4.39m x 3.33m)

Two UPVC double glazed windows, central heating radiator, television point and door to the en suite.

### En Suite

9'4 x 6'3 (2.84m x 1.91m)

Central heating towel rail, dual flush WC, vanity top wash basin, electric feed shower unit, tiled elevations, spotlights and tiled flooring.

### Bedroom Two

10'2 x 9'11 (3.10m x 3.02m)

Two UPVC double glazed windows, central heating radiator, television point and door to the en suite.

### En Suite

6'2 x 3'8 (1.88m x 1.12m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, electric feed shower unit, tiled elevations, spotlights and tiled flooring.

## Second Floor

## Attic Room

21'8 x 11'4 (6.60m x 3.45m)

Two UPVC double glazed windows, Velux window, two central heating radiators, television point, spotlights and door to the en suite.

### En Suite

6'10 x 3'2 (2.08m x 0.97m)

Velux window, central heating towel rail, dual flush WC, vanity top wash basin, electric feed shower unit, tiled elevations, spotlights and tiled flooring.

## External

### Front

Block paved driveway providing off road parking.

### Rear

Enclosed artificial lawn garden with decking.



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