



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(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.

Lyndhurst Road, Burnley, BB10 4DE Offers In The Region Of £85,000

A PERFECT INVESTMENT OPPORTUNITY WITH NO CHAIN DELAY!

This three bedroom property is being welcomed to the market in the sought after area of Burnley. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes. The property is ideally suited to a rental investor looking to put their personal stamp on for a long term investment.

Comprising briefly, to the ground floor; entrance via the hallway which has a door leading into reception room two and stairs to the first floor. Reception room two is open to reception room one and has a door into the kitchen which provides access to the rear. To the first floor is a landing to three bedrooms and a bathroom. Externally, to the rear is an enclosed rear yard.

For further information or to arrange a viewing please contact our Burnley team 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

Lyndhurst Road, Burnley, BB10 4DE

Offers In The Region Of £85,000

 3  1  2  E

- Mid Terraced Property
- Modern Fitted Kitchen
- Enclosed Yard to Rear
- EPC Rating E
- Three Bedrooms
- Spacious Interiors
- Tenure Leasehold
- Three Piece Bathroom
- Ideal Rental Investment
- Council Tax Band A

Ground Floor

Entrance Hall

14'5 x 3'4 (4.39m x 1.02m)

UPVC double glazed front door, coving to the ceiling, stairs to first floor and door to reception room one.

Reception Room Two

14'11 x 13'11 (4.55m x 4.24m)

UPVC double glazed window, log burning stove with original surround and wooden mantle, door to kitchen and open to reception room one.

Kitchen

14'10 x 7'5 (4.52m x 2.26m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate worktops, one and a half bowl Belfast sink, integrated oven with four ring gas hob and extractor hood, tiled splashbacks, space for fridge freezer, plumbing for washing machine, tiled flooring and UPVC door to rear.

Reception Room One

15 x 11'3 (4.57m x 3.43m)

UPVC double glazed bay window, coving to the ceiling, television point and understairs storage.

First Floor

Landing

Doors leading to three bedrooms and bathroom.

Bedroom One

15'1 x 11'5 (4.60m x 3.48m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'4 x 8'3 (3.76m x 2.51m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'6 x 7'8 (3.51m x 2.34m)

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

Bathroom

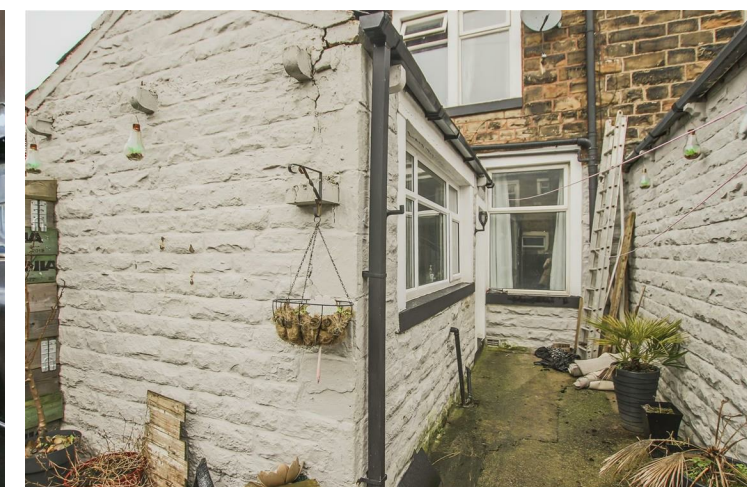
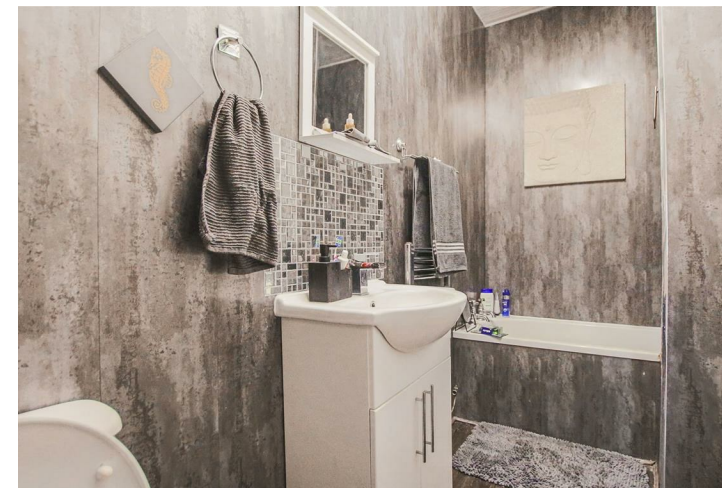
10'6 x 4'2 (3.20m x 1.27m)

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with overhead electric shower, PVC to ceiling and laminate flooring.

Exterior

Rear

Enclosed yard.



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