



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) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>69</b>	

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.



## Clevelands Road, Burnley, BB11 2LB

### Offers Over £105,000

A FANTASTIC INVESTMENT OPPORTUNITY WITH AMPLE SPACE AND FANTASTIC VIEWS

This two bedroom mid terrace property is being welcomed to the property market in the popular area of Burnley. Set over three floors and deceptively spacious this property benefits from two generously sized bedrooms, converted attic room with two Velux windows, bright and airy kitchen with stunning views and access to a cellar with fitted shower room. Perfectly suited to an investor looking to expand their portfolio, or a couple looking to put their own stamp on a home. Situated within walking distance to local shops, amenities and bus routes. It is a fantastic home not to be missed!

The property comprises briefly; entrance via the vestibule into a welcoming hallway that has doors to the reception room, kitchen and staircase to the first floor. The kitchen has fantastic views, under stairs storage and a door with staircase to the cellar. The cellar has a hallway with a door to the garden and a door to the utility/living space. The cellar also benefits from a fitted shower room. The first floor landing houses doors on to two bedrooms, pull down ladders to a converted attic room and a three piece shower room. The main bedroom has a dressing room that could be turned back into a third bedroom. Externally to the rear of the property is an enclosed laid to lawn garden with bedding areas. The front of the property has an enclosed yard.

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 platforms Facebook Keenans Estate Agents and Instagram @keenans.ea

# Cleavelands Road, Burnley, BB11 2LB

## Offers Over £105,000



- Tenure Leasehold
- On Street Parking
- Great Investment Opportunity
- Close Proximity To Local Amenities
- Council Tax Band B
- Spacious Two Bedroom And Dressing Room Mid Terraced Property
- Extensive Rear Garden And Not Being Over Looked With Fantastic Views
- EPC Rating C
- Set Over Three Floors With Viewing Essential
- Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Via a UPVC door to vestibule.

#### Vestibule

3'6 x 2'10 (1.07m x 0.86m)  
Wood effect flooring and door to hallway.

#### Hallway

5'5 x 5'4 (1.65m x 1.63m)  
Wood effect flooring, doors to reception room, kitchen, cellar and stairs to first floor.

#### Reception Room One

12'11 x 11'4 (3.94m x 3.45m)  
UPVC double glazed bay window, central heating radiator, coving, television point and wood effect flooring.

#### Kitchen

14'11 x 10'9 (4.55m x 3.28m)  
UPVC double glazed window, single glazed window, wood panel wall and base units, wooden worktops, double oven with five ring gas hob, tiled splash back, extractor hood ceramic inset sink and mixer tap, part tiled elevation, exposed floorboards, electric radiator, under stairs storage and door to cellar.

#### Cellar

#### Cellar Room

17'10 x 11'3 (5.44m x 3.43m)  
Single glazed window, two central heating radiators, gloss base units and wooden work tops, plumbed for washing machine, two wall lights, television point and door to shower room.

#### Hallway

7'11 x 21' (2.41m x 6.40m)  
UPVC door to rear and UPVC double glazed window.

#### Shower Room

6'6 x 3'5 (1.98m x 1.04m)  
Low level WC, pedestal wash basin, direct feed shower, bidet, central heating radiator and single glazed window.

### First Floor

#### Landing

Pull down ladders to a converted attic room, central heating radiator, doors to two bedrooms and shower room.

#### Bedroom One

10'5 x 9'10 (3.18m x 3.00m)  
UPVC double glazed window, central heating radiator and dressing room.

#### Dressing Room

9'11 x 6'1 (3.02m x 1.85m)  
UPVC double glazed window and central heating radiator.

### Bedroom Two

11' x 7'8 (3.35m x 2.34m)  
UPVC double glazed window and central heating radiator.

### Shower Room

7'7 x 3'5 (2.31m x 1.04m)  
UPVC double glazed frosted window, central heating towel rail, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower and rinse head, part tiled elevation and laminate flooring.

### Attic Room

Converted attic room with two Velux windows, power and lighting.

### External

#### Rear

Enclosed laid to lawn garden with bedding areas. access to garage.

#### Front

Enclosed courtyard.

