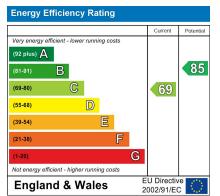
# KEENANS Sales & Lettings



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.



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 firms 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

### Clevelands Road, Burnley, BB11 2LB Offers Over £105,000















- Tenure Leasehold
- On Street Parking
- Close Proximity To Local Amenities

- Council Tax Band B
- Extensive Rear Garden And Not Being Over Looked With Fantastic
   Easy Access To Major Commuter Routes
- EPC Rating C
- Spacious Two Bedroom And Dressing Room Mid Terraced Property Set Over Three Floors With Viewing Essential

#### **Ground Floor**

#### **Entrance**

Via a UPVC door to vestibule.

#### Vestibule

3'6 x 2'10 (1.07m x 0.86m)

#### Hallway

5'5 x 5'4 (1.65m x 1.63m)

Wood effect flooring, doors to reception room, kitchen, cellar and

#### **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

#### **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.















