



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.



Ennismore Street, Burnley, BB10 3DL

Offers Over £110,000

A DECEPTIVELY SPACIOUS TWO-BEDROOM, MID-TERRACED HOME

Nestled in the heart of a popular area of Burnley and flowing internally with well proportioned living accommodation, this two-bedroom, mid-terraced home is perfectly suited for a first time buyer or a small family looking for easy access to all local amenities, schools and commuter routes. The property benefits from a generously sized cellar, ideal for storage, and low maintenance front and rear gardens.

The property comprises briefly, to the ground floor: entrance through the vestibule to a welcoming hallway with stairs leading to the first floor and doors providing access to two reception rooms. The second reception room has access to a kitchen, lean to utility room and understairs storage with stairs to the cellar. To the first floor is a landing with doors leading to two bedrooms and a four-piece bathroom suite. Externally the property boasts an enclosed rear yard with gate to a shared access road.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		52	
(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.

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- Council Tax Band B
- Two Bedrooms
- Two Reception Rooms
- EPC Rated E
- On Road Parking
- Spacious Rear Yard
- Leasehold Property
- Spacious Cellar
- Nearby Schools

Ground Floor

Vestibule

5'0 x 3'3 (1.52m x 0.99m)
Cornice coving, dado railing, door to hall.

Hall

9'9 x 3'3 (2.97m x 0.99m)
Central heating radiator, corbels, cornice coving, dado railing, wood effect floor, stairs to the first floor, door to reception room one and two.

Reception Room One

11'9 x 11'4 (3.58m x 3.45m)
UPVC double glazed bay window, central heating radiator, coving, dado railing, lower ground floor, wood effect floor.

Reception Room Two

14'10 x 14'03 (4.52m x 4.34m)
UPVC double glazed french doors to lean to, central heating radiator, lower ground floor, ceiling rose, coving, dado railing, wood effect floor, doors to under stairs storage, cellar and kitchen.

Kitchen

10'5 x 7'10 (3.18m x 2.39m)
UPVC double glazed window, velux window, central heating radiator, mix of panel wall and base units, laminate worktops, oven with five ring gas hob, extractor fan, tiled splash backs, stainless steel sink with drainer and mixer taps, plumbing for washing machine, integrated fridge/freezer, tiled floor, door to lean to / utility.

Lean To Utility Room

10'5 x 6'1 (3.18m x 1.85m)
PC sloped roof, plumbing for washing machine, tile effect floor, UPVC double glazed door to rear.

Lower Ground Floor

Cellar

14'11 x 11'11 (4.55m x 3.63m)
UPVC double glazed frosted window.

First Floor

Landing

Central heating radiator, dado railing, door to two bedrooms and bathroom.

Bedroom One

14'11 x 11'11 (4.55m x 3.63m)
UPVC double glazed window, central heating radiator, picture railing, dado railing.

Bedroom Two

11'4 x 11'11 (3.45m x 3.63m)
UPVC double glazed window, central heating radiator.

Bathroom

17'2 x 6'1 (5.23m x 1.85m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, pedestal wash basin with mixer tap, electric feed enclosed shower, coving, tiled effect floor.

Externally

Yard at rear.

