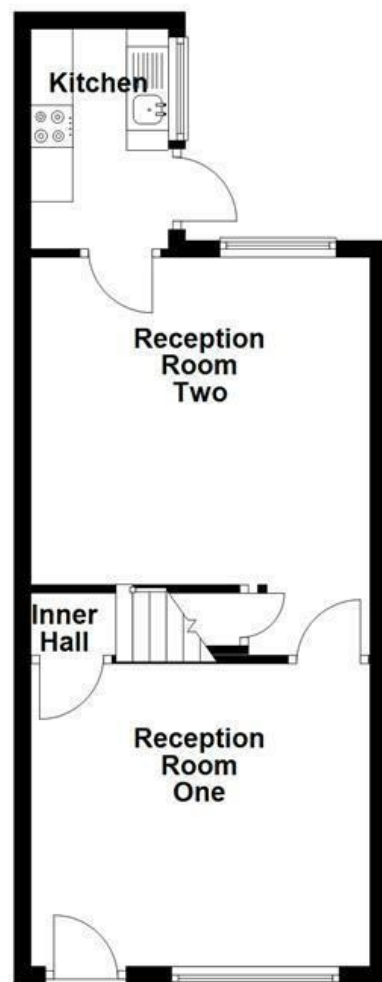
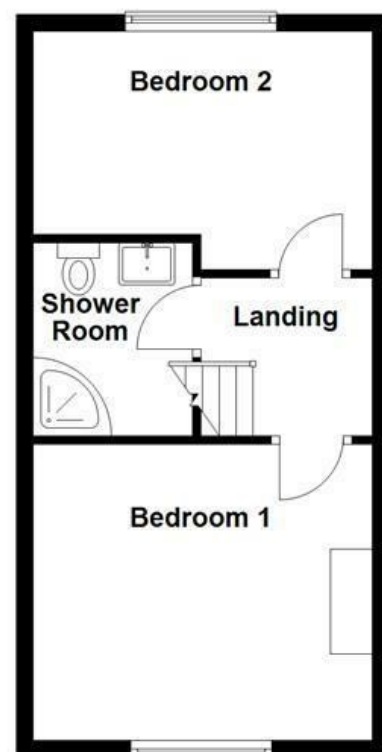


Ground Floor



First Floor



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			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.

Kensington Place, Burnley, BB11 4NL

£99,950

FANTASTIC INVESTMENT OPPORTUNITY

This two bedroom mid terrace property is being welcomed to the market in the popular area of Burnley. Benefiting from two spacious reception rooms, two generously sized bedrooms and a low maintenance garden to the rear, this property would be perfectly suited to an investor looking to expand their portfolio or a first time buyer. Situated within close proximity to local transport links and only a short drive to shops and amenities.

The property comprises briefly; entrance into a welcoming reception room that has a door to the inner hall and door to the second reception room. The second reception room has a door to the second reception room and staircase to the first floor. The second reception room has understairs storage and door to the kitchen. The kitchen has access to the rear. The first floor landing has doors to two bedrooms and a shower room. Externally to the rear of the property is an enclosed laid to lawn garden and flagged patio.

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Kensington Place, Burnley, BB11 4NL

£99,950



- Tenure Leasehold
- Council Tax Band A
- EPC Rating D
- On Street Parking
- Spacious Two Bedroom Mid Terraced Property With Viewing Essential
- Ideal Investment Opportunity Or First Time Buy
- Fitted Kitchen And Three Piece Shower Room
- Enclosed Laid To Lawn Garden With Patio And Bedding Areas
- Close Proximity To Local Amenities
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed door to reception room one.

Reception Room One

13'3 x 11'7 (4.04m x 3.53m)

UPVC double glazed window, central heating radiator, wall mounted electric fire and door to inner hall.

Inner Hall

2'6 x 2' (0.76m x 0.61m)

Wood effect flooring, door to reception room two and stairs to first floor.

Kitchen

8'7 x 5'6 (2.62m x 1.68m)

UPVC double glazed window, UPVC door to rear, range of wood panelled wall and base units, laminate work tops, oven with four ring gas hob, tiled splash back, extractor hood, stainless steel sink and draining board, space for fridge, loft access and wood effect flooring.

First Floor

Reception Room Two

13'3 x 12'10 (4.04m x 3.91m)

UPVC double glazed window, two central heating radiators, television point, wall mounted electric fire, wood effect flooring, door to kitchen and door to under stairs storage.

Landing

Central heating radiator, doors to two bedrooms and shower room.

Bedroom One

13'3 x 11'6 (4.04m x 3.51m)

UPVC double glazed window, central heating radiator, coving and wood effect flooring.

Bedroom Two

12'5 x 10' (3.78m x 3.05m)

UPVC double glazed window and central heating radiator.

Shower room

7'7 x 6'3 (2.31m x 1.91m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower, spotlights, tiled elevation and tiled flooring.

External

Rear

Enclosed laid to lawn, patio areas and storage shed.

