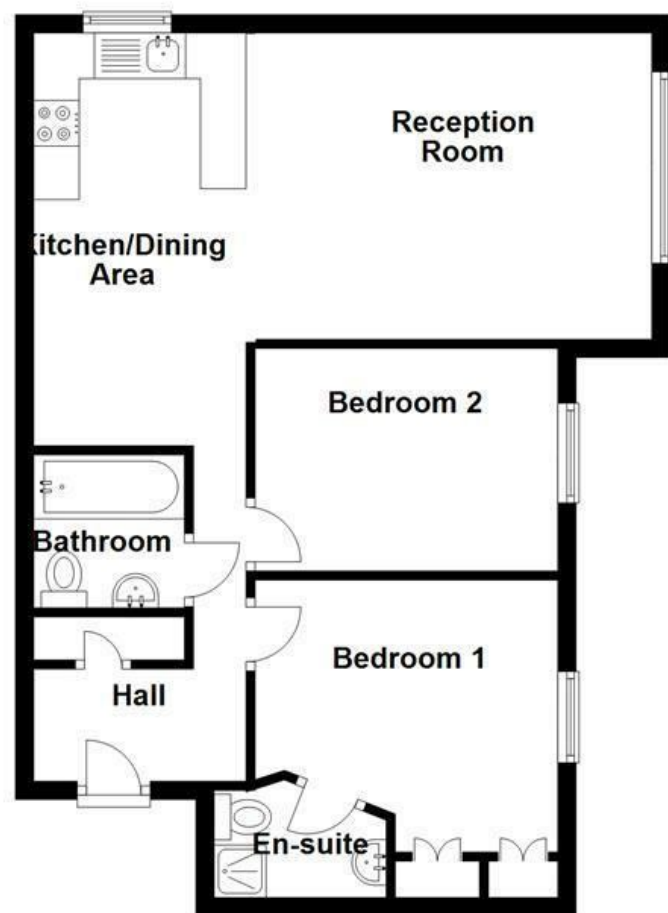


Ground Floor



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.

18, Greenbrook Road, Burnley



Upper Brook Court, Burnley, BB12 6PY Offers In The Region Of £89,950

A NEUTRALLY FINISHED TWO-BEDROOM GROUND-FLOOR FLAT WITH ALLOCATED PARKING! BEING SOLD WITH A SITTING TENANTS

Nestled in the heart of a popular area of Burnley, this two-bedroom ground-floor flat is ideally suited for a first-time buyer or a couple/single occupant looking for single-storey living with parking and easy access to all local amenities. The property is finished with neutral tones throughout providing the perfect blank canvas for putting your personal stamp on.

The property comprises briefly: entrance through the communal lobby to the ground floor entrance door leading into the hallway. The hallway has doors leading to two bedrooms, two storage cupboards, a three-piece bathroom, and an open-plan kitchen/dining/living room. Externally there are communally maintained gardens and allocated parking.

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		79	81
(69-80) C			
(55-68) D			
(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.

Upper Brook Court, Burnley, BB12 6PY Offers In The Region Of £89,950



- Tenure Leasehold
- Allocated Space For Off Road Parking
- Communal Maintained Gardens
- Close Proximity To Major Network Links
- Council Tax Band B
- Two Bedroom Ground Floor Flat
- Three Piece Bathroom Suite And En Suite
- EPC Rating C
- Ideal For A Couple Or Single Occupancy
- Easy Access To Local Amenities

Ground Floor

Entrance

Entrance through a communal lobby to ground floor entrance door.

Hallway

Smoke alarm, central heated radiator, alarm system, doors to two storage cupboards, two bedrooms, bathroom and reception room/kitchen.

Bedroom One

11'5 x 10'11 (3.48m x 3.33m)

UPVC double glazed window, central heating radiator, built in wardrobe, television point and access to an en suite.

En Suite

6'1 x 5'4 (1.85m x 1.63m)

Central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, electric feed shower, spotlights, shaving point and partial tiled elevation.

Bathroom

7'4 x 5'7 (2.24m x 1.70m)

Central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, panelled bath with mixer tap, spotlights, shaving point and part tiled elevations.

Bedroom Two

10'11 x 8' (3.33m x 2.44m)

UPVC double glazed window, central heated radiator and television point.

Kitchen/Dining Area

14'10 x 7'8 (4.52m x 2.34m)

UPVC double glazed frosted window, central heating radiator, wood panel wall and base units, laminate worktop, tiled splash backs, single oven, four ring gas hob, extractor hood, stainless steel sink and drainer with mixer tap, space for fridge, plumbed for a washing machine, enclosed Baxi combi boiler and vinyl flooring.

Reception Room

14'3 x 11' (4.34m x 3.35m)

UPVC double glazed window, central heating radiator, television point and intercom.

External

Front

Allocated parking and communal maintained gardens.

