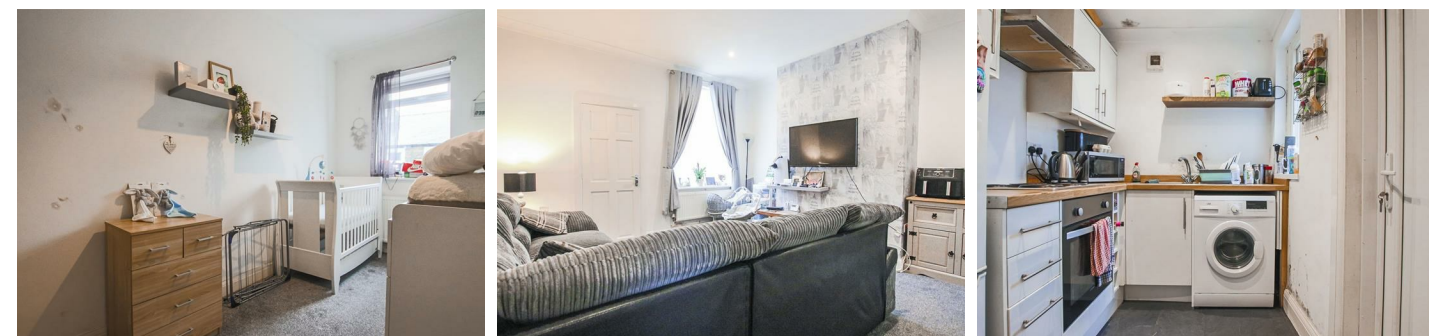
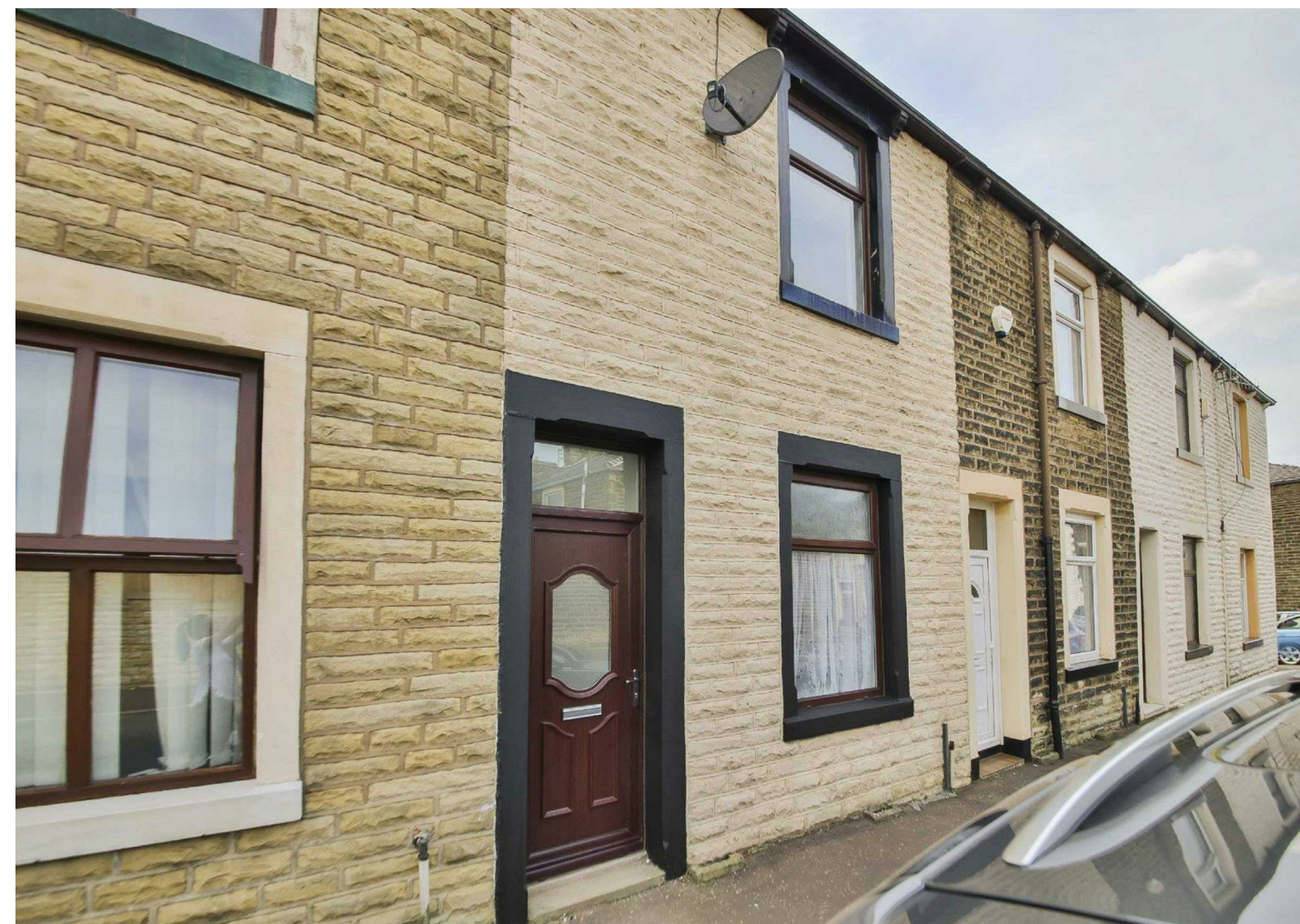




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		67	
(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.

Ulster Street, Burnley, BB11 4NX

£70,000

SPACIOUS MID TERRACED PROPERTY

Welcome to Ulster Street, Burnley - a charming two-bedroom mid-terrace house that is perfect for a first-time buyer or an investor looking for a great opportunity. This lovely property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, there's plenty of space for a small family or guests to stay over. The bathroom is conveniently located to serve both bedrooms, ensuring practicality and ease of use.

Situated in a prime location, this house is in close proximity to all local amenities, well-regarded schools, and major commuter routes. Whether you're looking to run errands, enjoy leisure activities, or commute to work, everything you need is just a stone's throw away.

Comprising briefly, to the ground floor; entrance via the hallway which has a door to both reception rooms with stairs to the first floor. The second reception room has a door into the kitchen. To the first floor is a landing to two bedrooms and a family bathroom. Externally, to the rear is an enclosed rear yard with a gate to a shared access road.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience. To preview properties coming to market with Keenans please follow our social media Facebook : Keenans Estate Agents and Instagram : keenans.ea

Ulster Street, Burnley, BB11 4NX

£70,000



- Mid Terraced House
- Two Bedrooms
- On Street Parking
- EPC Rating: D
- Two Reception Rooms
- Three Piece Family Bathroom
- Leasehold
- Contemporary Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Vestibule

4'3 x 3 (1.30m x 0.91m)

UPVC double glazed entrance door, tile effect flooring and door to hall.

Hall

9'7 x 3'4 (2.92m x 1.02m)

Stairs to first floor and doors to two reception rooms.

Reception Room One

10'3 x 9'8 (3.12m x 2.95m)

UPVC double glazed window and central heating radiator.

Reception Room Two

13'1 x 13 (3.99m x 3.96m)

UPVC double glazed window, central heating radiator, coving, spotlights and door to under stairs storage and kitchen.

Kitchen

7'11 x 7'9 (2.41m x 2.36m)

UPVC double glazed window, wall and base units with laminate worktops, single oven, four burner gas hob, stainless steel sink and draining board, spotlights and tile effect flooring.

First Floor

Landing

Doors to two bedrooms and bathroom.

Bedroom One

15'4 x 10'5 (4.67m x 3.18m)

UPVC double glazed window and central heating radiator.

Bedroom Two

15'1 x 6'6 (4.60m x 1.98m)

UPVC double glazed window and central heating radiator.

Bathroom

9' x 6'4 (2.74m x 1.93m)

UPVC double glazed frosted window, dual flush WC, pedestal sink, panel bath with electric feed shower over, spotlights, tiled elevations and tiled floor.

External

Rear

Enclosed yard.

