

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(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.

Chapel Street, Brierfield, BB9 5HJ

£85,000

AN ENVIABLE FIRST TIME HOME OR RENTAL INVESTMENT

Having been presented and maintained beautifully throughout with spacious rooms, neutral decoration and no chain delay, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Brierfield. With open plan kitchen diner and being a complete blank canvas, this property is the perfect home for first time buyer to put your own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Colne and major motorway links.

The property comprises briefly; a welcoming and spacious reception room leads on to an inner hallway. The inner hallway guides you through to an open plan kitchen diner and houses a staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms and a three-piece bathroom suite. Externally there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

Chapel Street, Brierfield, BB9 5HJ

£85,000



- Mid Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: E
- Two Bedrooms
- Ideal Rental Investment
- Leasehold
- Three Piece Bathroom
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Reception Room

13'5 x 10'6 (4.09m x 3.20m)

UPVC double glazed entrance door, UPVC double glazed window, central heating radiator, electric fire with marble effect hearth and surround, integrated alcove storage, TV point and door to inner hall.

Inner Hall

3'3 x 2'8 (0.99m x 0.81m)

Smoke alarm, stairs to first floor and door to kitchen.

Kitchen

13'6 x 13'5 (4.11m x 4.09m)

UPVC double glazed window, central heating radiator, range of wall and base units, granite effect worktops, tiled splashback, stainless steel sink with draining board and mixer tap, integrated electric oven, four burner gas hob, space for fridge freezer, plumbing for washing machine, under stairs storage, lino flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

7'4 x 6'3 (2.24m x 1.91m)

Smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

13'5 x 10'6 (4.09m x 3.20m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Two

13'6 x 6'10 (4.11m x 2.08m)

UPVC double glazed window and central heating radiator.

Bathroom

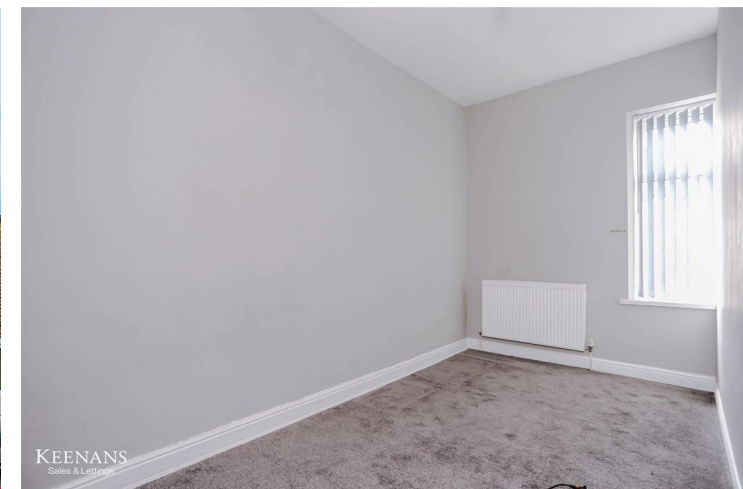
9'2 x 6'1 (2.79m x 1.85m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with rinse head, integrated linen cupboard, tiled elevations and lino flooring.

External

Rear

Enclosed yard.



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