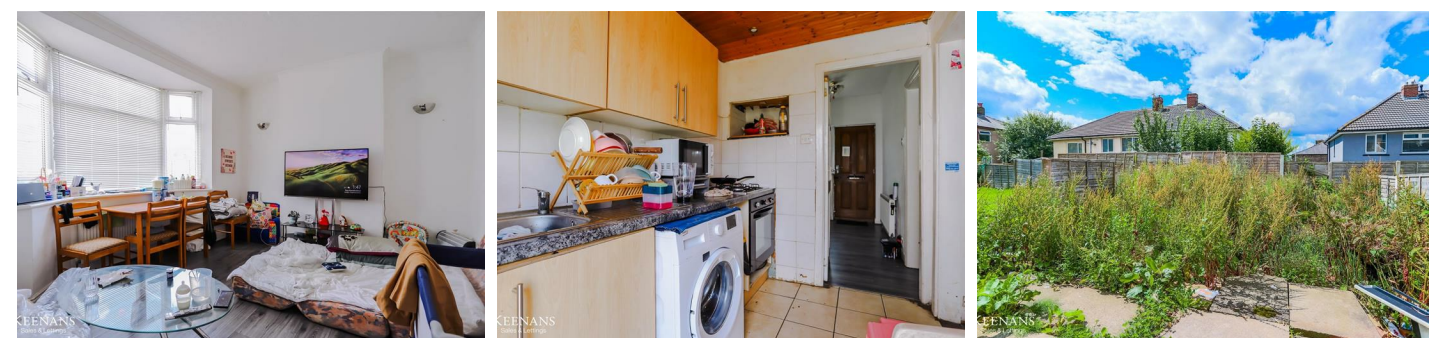


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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			
(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.

Livingstone Walk, Brierfield, BB9 5DH

Offers Over £100,000

THE PERFECT INVESTMENT OPPORTUNITY

Offering spacious rooms throughout, gardens to both the front and the rear and neutral decoration, this enviable three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Brierfield. Located on a quiet road, this property, once updated, has the potential to be the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Nelson, Colne and major motorway links. With two living areas, three generously sized bedrooms and a contemporary fitted bathroom, this property is the perfect home for any family to put their own stamp on!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, kitchen and staircase to the first floor. The kitchen leads on to a second reception room. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally there is an enclosed garden to the rear with paving and laid to lawn areas. To the front there is a laid to lawn garden with paving areas.

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

Livingstone Walk, Brierfield, BB9 5DH

Offers Over £100,000



- Tenure Freehold
- On Street Parking
- Two Reception Rooms
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Spacious Mid Terraced Property
- Ideal Investment Opportunity
- EPC Rating TBC
- Three Bedrooms
- Ample Sized Enclosed Rear Garden

Ground Floor

Entrance

Hard wood door to hall.

Hall

10'8 x 6'7 (3.25m x 2.01m)

UPVC double glazed frosted window, central heating radiator, under stairs storage, wood effect laminate flooring, doors to reception room one, kitchen and stairs to first floor.

Reception Room One

13'3 x 12'6 (4.04m x 3.81m)

UPVC double glazed bay window, central heating radiator, coving, two feature wall lights, television point and wood effect laminate flooring.

Kitchen

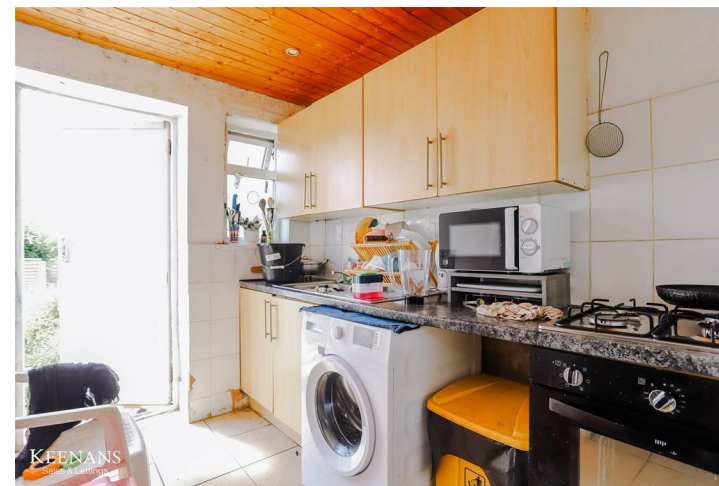
8'10 x 6'2 (2.69m x 1.88m)

UPVC double glazed window, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob, plumbed for washing machine, spotlights, wood clad to ceiling, tiled floor, door to reception room two and hard wood door to rear.

Reception Room Two

13'3 x 9'11 (4.04m x 3.02m)

UPVC double glazed window, central heating radiator, Biasi boiler and wood effect laminate flooring.



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