



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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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.



## Campbell Street, Burnley, BB12 6NL

### £89,950

A BEAUTIFULLY MAINTAINED TWO BEDROOM MID TERRACE PROPERTY

Welcome to Campbell Street, Burnley - a charming location for this deceptively spacious two-bedroom mid-terrace house. Situated in a popular area, this property boasts two reception rooms, offering ample space for entertaining or relaxation. The beautifully maintained interior is sure to impress, providing a comfortable and inviting atmosphere for you to call home.

With two well-appointed bedrooms and a bathroom, this property is perfect for a small family or professionals looking for a cosy yet stylish living space. The outside space adds a touch of tranquillity, allowing you to enjoy some fresh air without leaving the comfort of your home.

Don't miss out on the opportunity to own this lovely terraced house in Burnley. Book a viewing today and envision the possibilities that this property holds for you!

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£89,950

2 1 2 D

- Terraced Property
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating: D
- Two Spacious Bedrooms
  - Three Piece Bathroom
  - Leasehold
- Two Reception Rooms
  - Enclosed Rear Garden
  - Council Tax Band: A

Ground Floor

Reception Room One

13'8 x 12'11 (4.17m x 3.94m)  
UPVC entrance door, UPVC double glazed window, central heating radiator, corbels, TV point, electric fire, stairs to first floor and door to reception room two.

Reception Room Two

13'8 x 13'1 (4.17m x 3.99m)  
UPVC double glazed window, central heating radiator, coving, electric fire with marble hearth and surround, under stairs storage and open access to kitchen.

Kitchen

6'11 x 6'3 (2.11m x 1.91m)  
UPVC double glazed window, white wall and base units, laminate worktops, integrated single oven, four burner gas hob, stainless steel splash back, extractor hood, stainless steel sink with draining board and mixer tap, plumbed for washing machine, wood effect flooring and UPVC door to rear.

First Floor

Landing

Doors to two bedrooms and bathroom.

Bedroom One

13'10 x 9'11 (4.22m x 3.02m)  
UPVC double glazed window and central heating radiator.

Bedroom Two

13'2 x 7'7 (4.01m x 2.31m)  
UPVC double glazed window, central heating radiator and storage.

Bathroom

9'6 x 5'11 (2.90m x 1.80m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with rinse head over, part tiled elevation and tiled flooring.

External

Rear

Enclosed paved yard with gated access to back street.

