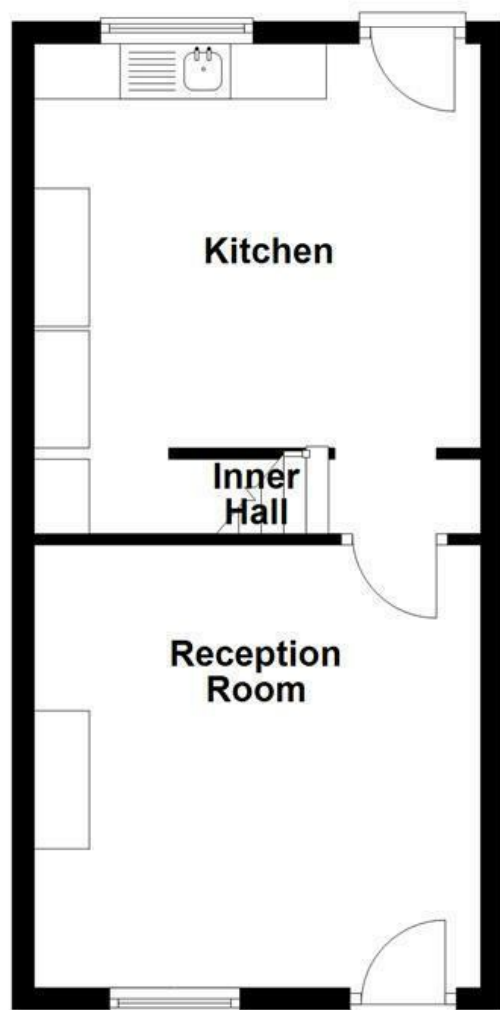
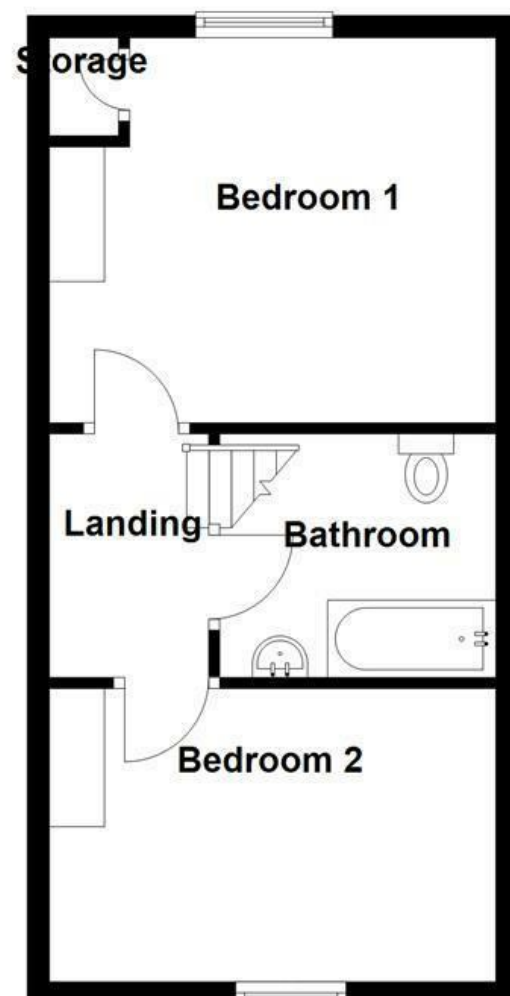


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.

Colville Street, Burnley, BB10 1LY

£85,000

AN IMPRESSIVE FIRST TIME HOME

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

The property comprises briefly; a spacious reception room leads on to an inner hallway which guides you through to a kitchen/diner and houses a staircase to the first floor. The first floor comprises of doors on to two double 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 team at your earliest convenience.

Colville Street, Burnley, BB10 1LY

£85,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating TBC
- On Street Parking
- Mid Terraced Property
- Two Double Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Ideal First Time Buy
- Viewing Essential
- Easy Access To major Network Links

Ground Floor

Entrance

UPVC double glazed frosted door to reception room

Reception Room

13'3 x 13'2 (4.04m x 4.01m)

UPVC double glazed window, central heating radiator, gas fire with granite effect hearth, tiled surround and oak mantle, integrated alcove storage, wood effect laminate flooring and door to inner hall.

Inner Hall

3'6 x 2'3 (1.07m x 0.69m)

Wood effect lino flooring, open to kitchen and stairs to first floor.

Kitchen

13'3 x 12' (4.04m x 3.66m)

UPVC double glazed window, central heating radiator, range of gloss wall and base units, granite effect surface, composite sink and drainer with mixer tap, space for three door oven and integrated extractor hood, integrated fridge freezer, space for washing machine, Vaillant boiler, wood effect lino, UPVC double glazed French door to rear.

First Floor

Landing

7'2 x 4'1 (2.18m x 1.24m)

Doors to two bedrooms and bathroom.

Bedroom One

13'3 x 8'11 (4.04m x 2.72m)

UPVC double glazed window, central heating radiator and storage cupboard.

Bedroom Two

13'3 x 8'8 (4.04m x 2.64m)

UPVC double glazed window and central heating radiator.

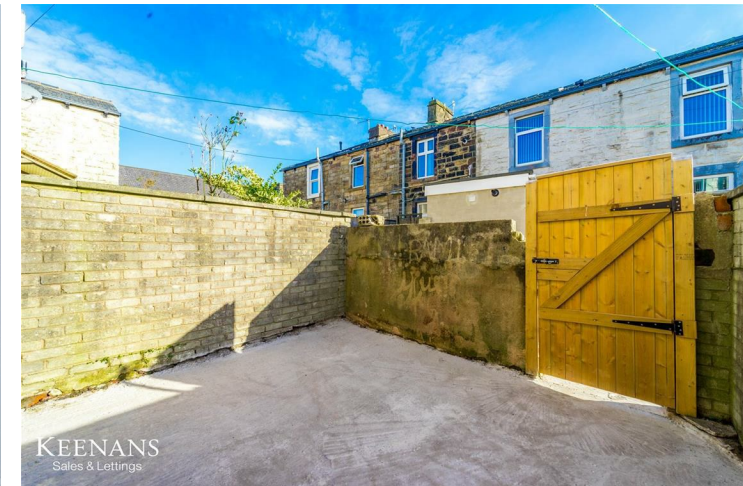
Bathroom

8'10 x 7'1 (2.69m x 2.16m)

Central heating radiator, three piece suite, dual flush WC, panelled bath with mixer tap and rinse head, pedestal wash basin with mixer tap, tiled elevation and wood effect lino flooring.

External

Yard at rear.



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