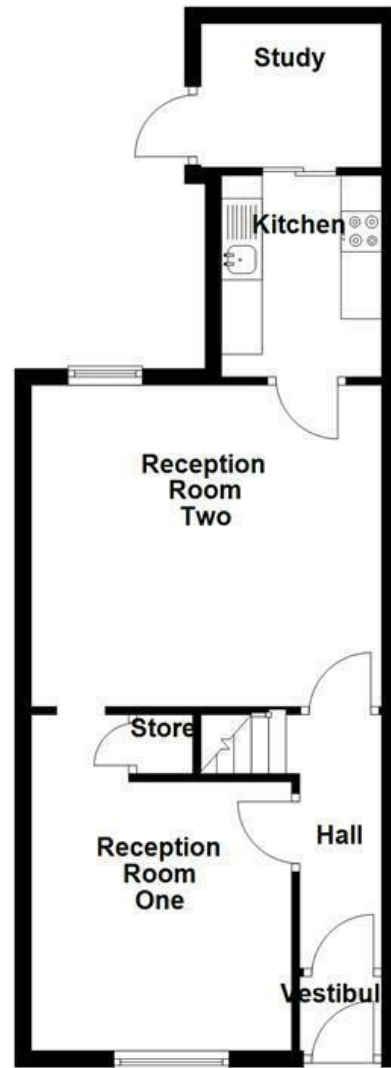
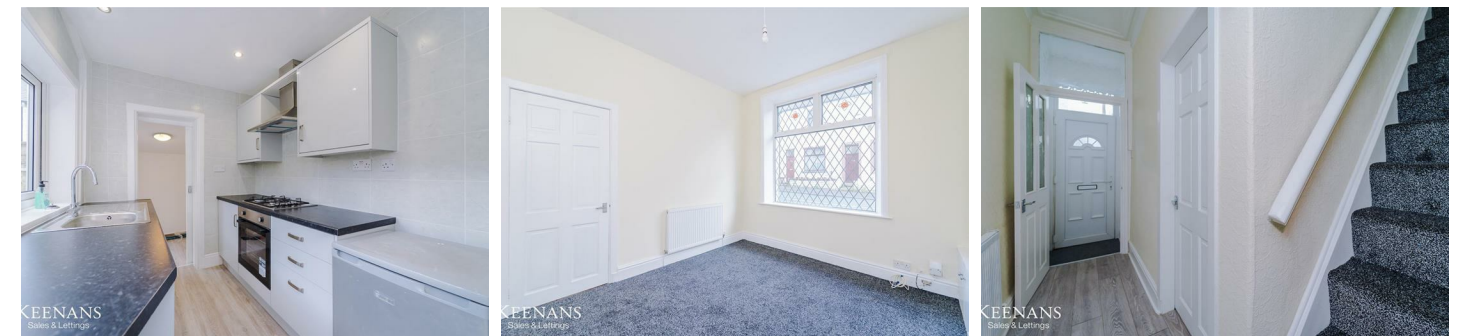
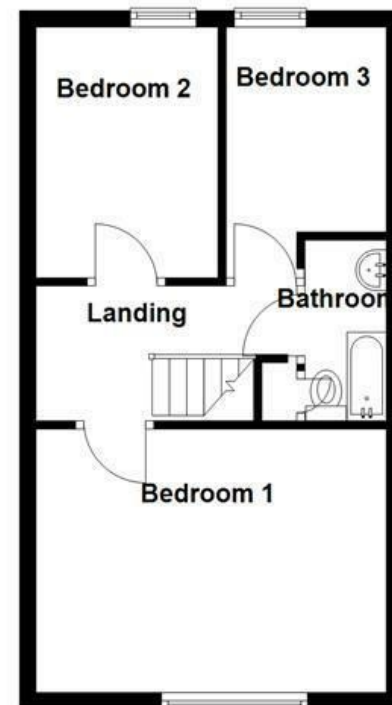


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(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.

Lionel Street, Burnley, BB12 6RA

Offers In The Region Of £99,950

AN IMPRESSIVE MID TERRACED PROPERTY WITH NO CHAIN DELAY

Having been presented and maintained beautifully throughout with neutral decoration, modern fixtures and fittings and spacious rooms, this enviable three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Burnley. With two living areas, added study/utility space to the rear and no chain delay, this property is the perfect home for any growing family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Pendle, Rossendale, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room leads through to a fitted kitchen. The kitchen leads on to a study/utility room. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. 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.

Lionel Street, Burnley, BB12 6RA

Offers In The Region Of £99,950



- Tenure Leasehold
- On Street Parking
- Spacious Three Bedrooms
- Easy Access To Major Commuter Routes
- Council Tax Band A
- No Chain Delay
- Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating C
- Mid Terraced Property
- Ideal First Time Buy Ready To Move Into

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'4 x 3' (1.02m x 0.91m)

Coving, hard wood single glazed frosted door to hall.

Hall

10'5 x 3'4 (3.18m x 1.02m)

Central heating radiator, coving, corbel, wood effect laminate flooring, doors to two receptions and stairs to first floor.

Reception Room One

13'7 x 10'6 (4.14m x 3.20m)

UPVC double glazed leaded window, central heating radiator, television point, under stairs storage and open arch to reception room two.

Reception Room Two

14'3 x 12'11 (4.34m x 3.94m)

UPVC double glazed window, central heating radiator, tiled fire place, television point and wood effect laminate flooring.

Kitchen

8'1 x 6'6 (2.46m x 1.98m)

UPVC double glazed window, range of gloss 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 and extractor hood, space for fridge freezer and washing machine, spotlights, wood effect laminate flooring and sliding door to rear.

Study

7' x 6'9 (2.13m x 2.06m)

Central heating radiator, wood effect laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

9'8 x 5'9 (2.95m x 1.75m)

Smoke alarm, loft access, doors to three bedrooms and bathroom.

Bedroom One

14'3 x 10'4 (4.34m x 3.15m)

UPVC double glazed leaded window and central heating radiator.

Bedroom Two

10' x 7'2 (3.05m x 2.18m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10' x 6'10 (3.05m x 2.08m)

UPVC double glazed window, central heating radiator and integrated boiler.

Bathroom

7'2 x 4'3 (2.18m x 1.30m)

Central heating radiator, three piece suite, dual flush WC, PVC panelled bath with mixer tap and rinse head, pedestal wash basin with mixer tap, PVC panel elevation, over stairs storage, PVC to ceiling and wood effect laminate flooring.

External

Yard at rear.

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