



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		1
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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Stoney Street, Burnley, BB11 3PT

£155,000

END TERRACE FAMILY HOME, READY TO MOVE STRAIGHT INTO

Situated on Stoney Street in Burnley, this charming two bedroom end terrace property is a true gem waiting to be discovered. Recently renovated to perfection, this property offers a modern open-plan layout that is ideal for those who appreciate contemporary living.

As you step inside, you'll be greeted by reception rooms that effortlessly flow into the kitchen, creating a spacious and airy ground floor that is perfect for both everyday living and entertaining guests. The thoughtful design of this home ensures that every corner is utilised efficiently, making it a practical yet stylish space for families.

One of the highlights of this property is the low maintenance rear garden, providing a peaceful outdoor retreat where you can unwind after a long day or host gatherings with friends and family. Imagine enjoying a cup of tea in the morning sun or having a barbecue on a lazy Sunday afternoon in this serene setting.

With its modern design, convenient layout, and thoughtful renovations, this property is truly move-in ready. Whether you're a family looking for a comfortable abode to call home or a host looking for the perfect space to entertain guests, this house on Stoney Street is sure to exceed your expectations. Don't miss out on the opportunity to make this house your own and start creating lasting memories in this wonderful home.

Stoney Street, Burnley, BB11 3PT

£155,000

 2  2  2  G

- End Terrace Property
 - Contemporary Fitted Kitchen
 - Enclosed Garden to Rear
 - EPC Rating G
- Two Bedrooms
 - Open Plan Living
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Loft Conversion
 - Council Tax Band A

Ground Floor

Reception Room One

13'11 x 12'0 (4.24m x 3.66m)

Composite front door, UPVC double glazed bay window, central heating radiator, coving, electric stove, television point, open to kitchen and stairs to first floor.

Kitchen

13'11 x 8'10 (4.24m x 2.69m)

Range of high gloss wall and base units with laminate worktops, integrated oven with four ring gas hob and extractor hood, PVC splashback, composite sink and drainer with high spout mixer tap, integrated dishwasher, breakfast bar, door to shower room and open to reception room two.

Reception Room Two

13'11 x 9'5 (4.24m x 2.87m)

Two Velux windows, central heating radiator and UPVC double glazed French doors and windows to rear.

Shower Room

6'0 x 2'11 (1.83m x 0.89m)

Dual flush WC, direct feed shower enclosed, extractor fan, spotlights, PVC to ceiling, PVC panelled elevations and laminate flooring.

First Floor

Landing

7'4 x 5'5 (2.24m x 1.65m)

UPVC double glazed window, central heating radiator, doors to two bedrooms, bathroom and loft hatch with pull down ladder to loft room.

Bedroom One

13'11 x 11'11 (4.24m x 3.63m)

Two UPVC double glazed windows, central heating radiator, coving and fitted wardrobes.

Bedroom Two

9'6 x 6'3 (2.90m x 1.91m)

UPVC double glazed window and central heating radiator.

Bathroom

7'4 x 7'3 (2.24m x 2.21m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with with mixer tap, double panel bath with mixer tap, spotlights, PVC panelled elevations, PVC to ceiling and laminate flooring.

Second Floor

Loft Room

14'1 x 11'6 (4.29m x 3.51m)

UPVC double glazed window and central heating radiator.

External

Rear

Enclosed paved garden with elevation artificial lawn area and bedding.

Front

Paving.



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