



Arkwright Street, Burnley, BB12 8AG Offers In The Region Of £175,000

ENVIABLE MID TERRACED PROPERTY NOT TO BE MISSED

Situated on Arkwright Street in Burnley, this mid-terrace house is waiting to be discovered. Boasting two inviting reception rooms, this property offers ample space for entertaining guests or simply unwinding after a long day.

As you step inside, you'll be greeted by a spacious hallway leading to a modern kitchen and dining area, perfect for creating culinary delights and enjoying meals with loved ones. The convenience of a downstairs WC adds a practical touch to this lovely home.

Upstairs, you'll find three well-appointed bedrooms, providing comfortable retreats for the whole family. The three-piece bathroom suite ensures that your daily routines are met with ease and style.

One of the highlights of this property is the extensive rear garden space, complete with a paved patio and artificial grass. Imagine hosting summer barbecues or simply basking in the sun. Additionally, a brick-built barbecue, timber storage shed, and an outside tap add convenience and charm to the outdoor area.

Don't miss the opportunity to make this house your home and create lasting memories in this inviting space.

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.

Arkwright Street, Burnley, BB12 8AG

Offers In The Region Of £175,000



- Tenure Leasehold
 - On Street Parking
 - Fitted Kitchen/Dining Area And Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Mid Terraced Property
 - Ideal Family Home With Viewing Essential
- EPC Rating C
 - Three Spacious Bedrooms
 - Extensive Rear Garden Space With Gate To Shared Access Road

Ground Floor

Entrance

UPVC double glazed door to vestibule.

Vestibule

4'4 x 3'3 (1.32m x 0.99m)

Corniced coving, picture rail, dado rail, laminate flooring and door with stained glass feature to hallway.

Hallway

28'2 x 5'1 (8.59m x 1.55m)

Central heating radiator, smoke alarm, dado rail, stairs to first floor, doors to two reception rooms, WC, kitchen and laminate flooring.

Reception Room One

16'2 x 11'5 (4.93m x 3.48m)

UPVC double glazed bay window, central heating radiator, cornice coving, ceiling rose, two feature wall lights, gas fire with decorative surround and television point.

Reception Room Two

15' x 9'7 (4.57m x 2.92m)

UPVC double glazed window, central heating radiator, coving, ceiling rose picture rail, two feature wall lights, multi fuel burner with decorative surround and television point.

Kitchen/Dining Area

17'11 x 8'11 (5.46m x 2.72m)

Two UPVC double glazed windows, central heating radiator, dado rail, loft hatch, range of wall and base units, laminate work top, composite one and a half sink and drainer with mixer tap, free standing oven, tiled splash back, space for fridge and freezer, space for dryer, plumbed for washing machine, UPVC double glazed door to rear and laminate flooring.

WC

5'10 x 3'11 (1.78m x 1.19m)

UPVC double glazed frosted window, low flush WC, wall mounted wash basin and tiled floor.

First Floor

Landing

21'6 x 5'1 (6.55m x 1.55m)

Loft access, dado rail, doors to storage cupboard, three bedrooms and bathroom.

Bedroom One

13'11 x 13'3 (4.24m x 4.04m)

Two UPVC double glazed windows, central heating radiator, coving, ceiling rose, fitted wardrobes and television point.

Bedroom Two

15'1 x 9'6 (4.60m x 2.90m)

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

Bedroom Three

8'11 x 8'1 (2.72m x 2.46m)

UPVC double glazed window, central heating radiator and loft access.

Bathroom

5'10 x 5'8 (1.78m x 1.73m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap, direct feed rainfall shower and rinse head, PVC panelled elevation, spotlights and tiled floor.

External

Rear

Paved patio, artificial grass, timber storage shed, outdoor tap, brick built barbecue and gate to shared access road. Light, Outside plug

Front

Enclosed paved courtyard.



Tel: 01282469023

www.keenans-estateagents.co.uk