




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>68</b>	<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Rennie Street, Burnley, BB10 4PH

### Offers Over £129,950

AN ENVIABLE SEMI DETACHED PROPERTY

Offering spacious rooms, added ground floor extension and stunning features, this enviable two bedroom 1930s semi detached property is being proudly welcomed to the market in the sought after location of Burnley. With two living areas, two coal burning fires and garden space to both the front and the rear, this property is the perfect home for any small 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, Accrington, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance porch provides access through to a hallway. The hallway guides you through to a spacious reception room and houses a staircase to the first floor. The reception room boasts stunning multi fuel burner and leads on to a second reception room. The second reception room provides access on to a kitchen which leads on to a utility room and out to the rear. The first floor comprises of doors on to two double bedrooms and shower room. Externally there is an enclosed paved garden to the rear and laid to lawn garden to the front with bedding and paved areas.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.



# Rennie Street, Burnley, BB10 4PH

## Offers Over £129,950

 2  1  2  D

- Immaculate Semi Detached Property
- Fitted Kitchen
- Garden to Front
- EPC Rating D
- Two Bedrooms
- Bursting with Character
- Tenure Leasehold
- Three Piece Shower Room
- Perfect Family Home
- Council Tax Band A

### Ground Floor

#### Entrance Porch

5'5 x 4'7 (1.65m x 1.40m)

UPVC double glazed front door, UPVC double glazed window, tiled effect vinyl flooring and UPVC double glazed frosted door to hall.

#### Hall

3'6 x 3'3 (1.07m x 0.99m )

Central heating radiator, smoke detector and hardwood single glazed frosted stained glass door to reception room one.

#### Reception Room One

13'10 x 13'4 (4.22m x 4.06m )

UPVC double glazed box window, central heating radiator, coving, ceiling rose, cast iron multifuel burner with exposed brick and stone hearth, surround and solid wood mantel, television point, wood effect laminate flooring and door to reception room two.

#### Reception Room Two

17'1 x 8'9 (5.21m x 2.67m)

UPVC double glazed box window, UPVC double glazed window, central heating radiator, three feature wall lights, understairs storage, wood effect laminate flooring, hardwood door to kitchen and UPVC double glazed frosted door to rear.

#### Kitchen

11'0 x 6'7 (3.35m x 2.01m )

UPVC double glazed window, range of wall and base units with granite effect work surfaces, tiled splashback, ceramic one and a half sink and drainer with mixer tap, integrated electric oven with four ring electric hob and extractor hood, integrated fridge and freezer, store hatch, tiled effect vinyl flooring, door to utility and UPVC double glazed frosted door to rear.

#### Utility

6'7 x 6'7 (2.01m x 2.01m )

UPVC double glazed frosted window, central heating radiator, plumbing for washing machine, integrated storage and tiled effect vinyl flooring.

### First Floor

#### Landing

6'7 x 3'1 (2.01m x 0.94m )

UPVC double glazed frosted window, loft hatch, smoke detector, hardwood doors to two bedrooms and shower room.

#### Bedroom One

17'1 x 11'11 (5.21m x 3.63m )

UPVC double glazed box window, central heating radiator and cast iron coal burner.

#### Bedroom Two

10'1 x 8'11 (3.07m x 2.72m)

UPVC double glazed window and central heating radiator.

### Shower Room

6'7 x 5'3 (2.01m x 1.60m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, electric feed shower enclosed, tiled elevations, spotlights and tiled effect vinyl flooring.

### External

#### Rear

Enclosed paved yard.

#### Front

Laid to lawn garden.



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