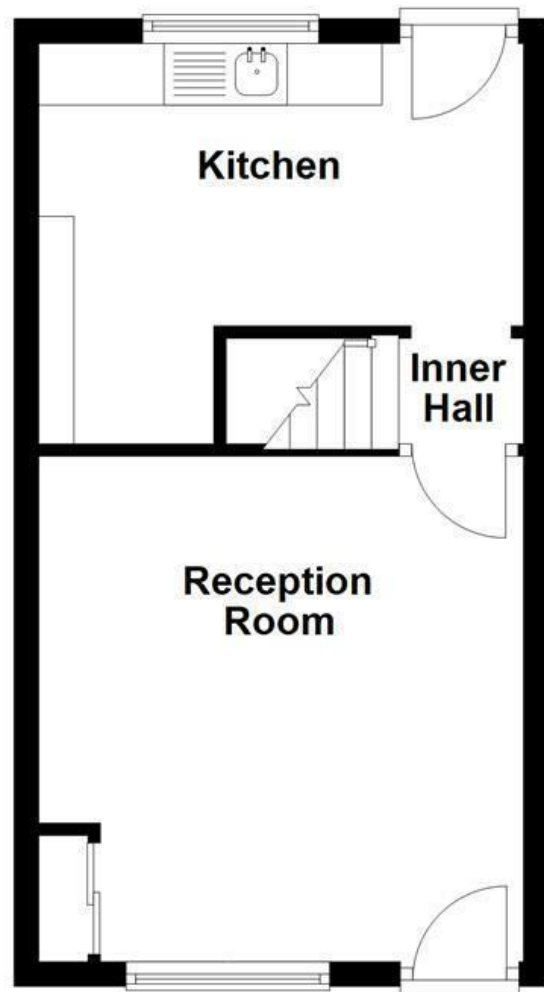
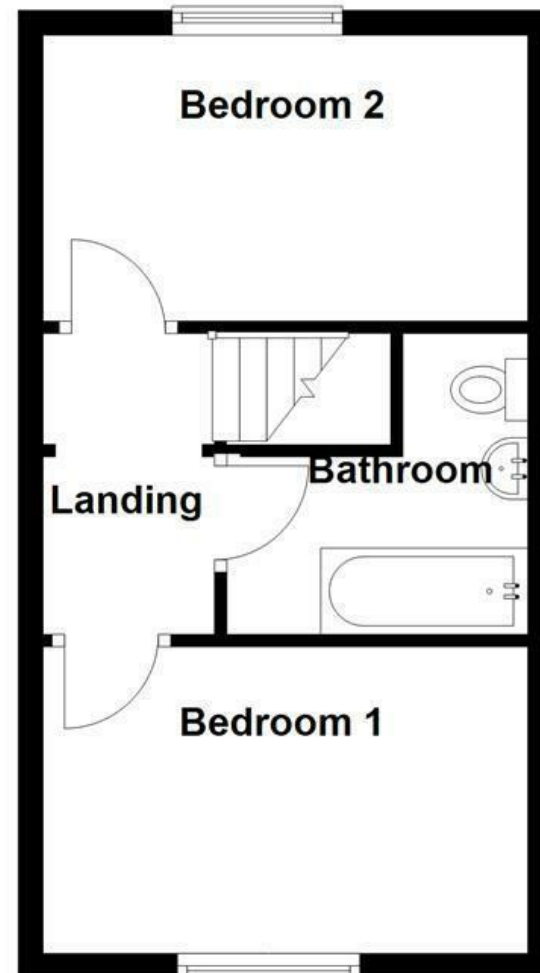


Ground Floor




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	65	
(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.

Burns Street, Burnley, BB12 0AJ

£79,950

PERFECT FIRST TIME HOME OR RENTAL INVESTMENT

Situated on Burns Street in Burnley, this conveniently located two-bedroom mid-terraced home presents an excellent opportunity for both first time buyers and savvy investors. The property boasts a well proportioned reception room, perfect for relaxing or entertaining guests, while the two bedrooms offer comfortable living spaces that can easily be tailored to your needs.

The home is finished in neutral tones throughout, creating a warm and inviting atmosphere that allows for personalisation with your own decor. The low maintenance exteriors ensure that you can spend more time enjoying your new home rather than worrying about upkeep.

With its prime location, this property is not only a delightful residence but also a promising investment opportunity in a growing area. Whether you are looking to step onto the property ladder or expand your investment portfolio, this mid terraced house is a fantastic choice. Don't miss the chance to make this lovely home your own.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Burns Street, Burnley, BB12 0AJ

£79,950



2



1



1



D

- Tenure Freehold

On Street Parking

Ideal Investment Opportunity

Easy Access To Major Commuter Routes

Council Tax Band A

Mid Terraced Property

Abundance Of Space

EPC Rating D

Two Generously Sized Bedrooms

Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed door to reception room.

Reception Room

13'5 x 12'11 (4.09m x 3.94m)

UPVC double glazed window, two central heating radiator, wood effect flooring and door to inner hall.

Inner Hall

2'9 x 2'5 (0.84m x 0.74m)

Wood effect flooring, smoke alarm, stairs to first floor and open doorway to kitchen.

Kitchen

12'11 x 7'6 (3.94m x 2.29m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work top, space for freestanding oven, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, wall mounted Biasi boiler, tiled flooring and hard wood door to rear.

First Floor

Landing

Loft access, doors to two bedrooms and bathroom.

Bedroom One

13'2 x 8'2 (4.01m x 2.49m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13'1 x 7'8 (3.99m x 2.34m)

UPVC double glazed window and central heating radiator.

Bathroom

8'1 x 7'8 (2.46m x 2.34m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead electric feed shower and rinse head, part tiled elevation and vinyl flooring.

External

Rear

Enclosed yard.

