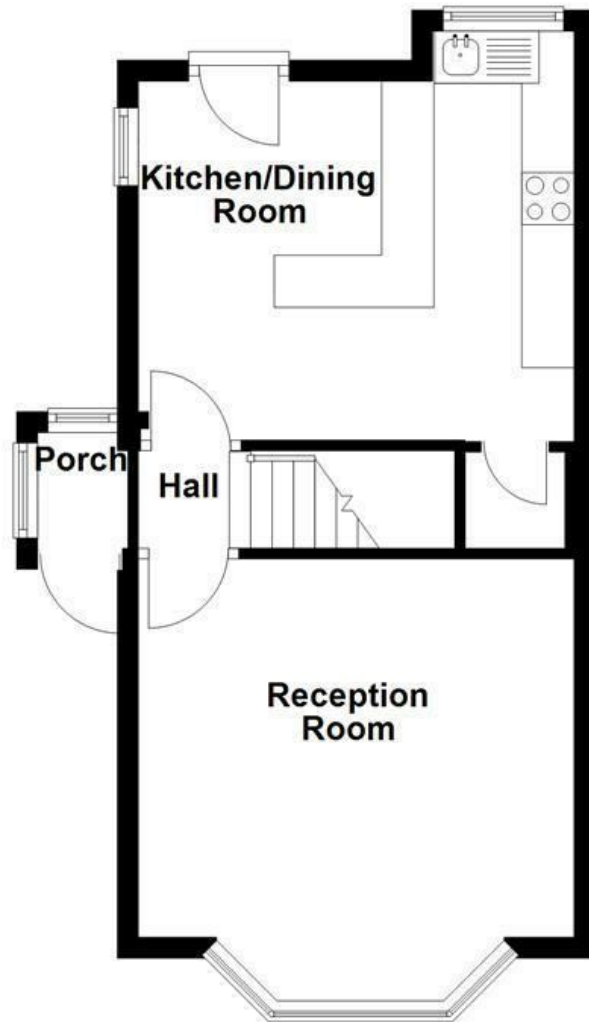
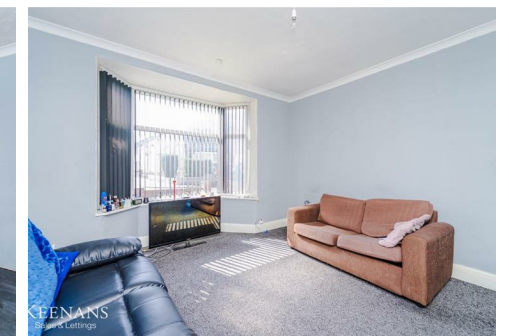
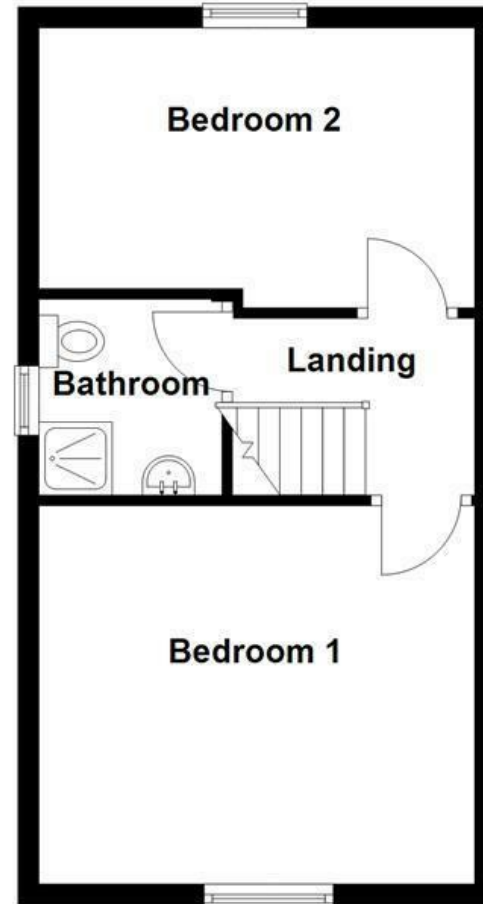


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(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.

Keswick Road, Burnley, BB10 1HW

Offers Over £150,000

AN ENVIABLE SEMI DETACHED PROPERTY

With gardens to both the front and the rear, two double bedrooms and being a complete blank canvas, this enviable semi detached property is being proudly welcomed to the market in the desirable location of Burnley. Offering spacious rooms, neutral decoration and off road parking, this property is the perfect home for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Pendle and major motorway links.

The property comprises briefly; an entrance porch leads on to a welcoming entrance hallway which provides access through to a spacious reception room, fitted kitchen diner and houses a staircase to the first floor. The first floor comprises of doors on to two double bedrooms and a shower room. Externally there is an enclosed garden to the rear with off road parking which wraps around to the front. To the front there is a garden with paving, bedding and artificial lawn.

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

Keswick Road, Burnley, BB10 1HW

Offers Over £150,000

 **2**  **1**  **1**  **E**

- Semi Detached Property
- Fitted Kitchen/Dining Room
- Off Road Parking
- EPC Rating: E
- Two Generous Bedrooms
- Three Piece Shower Room
- Tenure: Leasehold
- One Reception Room
- Enclosed Wrap Around Gardens
- Council Tax Band; B

Ground Floor

Porch
3'8 x 2'10 (1.12m x 0.86m)
UPVC double glazed frosted entrance door, UPVC double glazed window and door to hall.

Hall
3'9 x 3'1 (1.14m x 0.94m)
Stairs to first floor and doors to reception room and kitchen.

Reception Room
13'8 x 13'4 (4.17m x 4.06m)
UPVC double glazed bay window, central heating radiator, coving and smoke alarm.

Kitchen/Dining Room
13'8 x 11'3 (4.17m x 3.43m)
Two UPVC double glazed windows, central heating radiator, coving, wood effect panel wall and base units, granite effect laminate worktops, integrated electric oven, four ring induction hob, extractor hood, stainless steel sink with draining board and mixer tap, space for fridge freezer, plumbing for washing machine, space for dryer, under stairs storage, tile effect lino flooring and UPVC double glazed frosted door to rear.

First Floor

Landing
7'4 x 5'5 (2.24m x 1.65m)
Loft access and doors to two bedrooms and shower room.

Bedroom One
13'8 x 11'11 (4.17m x 3.63m)
UPVC double glazed window and central heating radiator.

Bedroom Two
13'8 x 8'9 (4.17m x 2.67m)
UPVC double glazed window, central heating radiator and Viessmann boiler.

Shower Room
5'10 x 5'9 (1.78m x 1.75m)
UPVC double glazed frosted window, central heating radiator, coving, dual flush W/C, pedestal wash basin with traditional taps, electric feed shower in single enclosure, tiled elevation and wood effect lino flooring.

External

Front/Side
Artificial lawn, paving and mature shrubs.

Rear
Paving, bedding areas and off road parking.



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