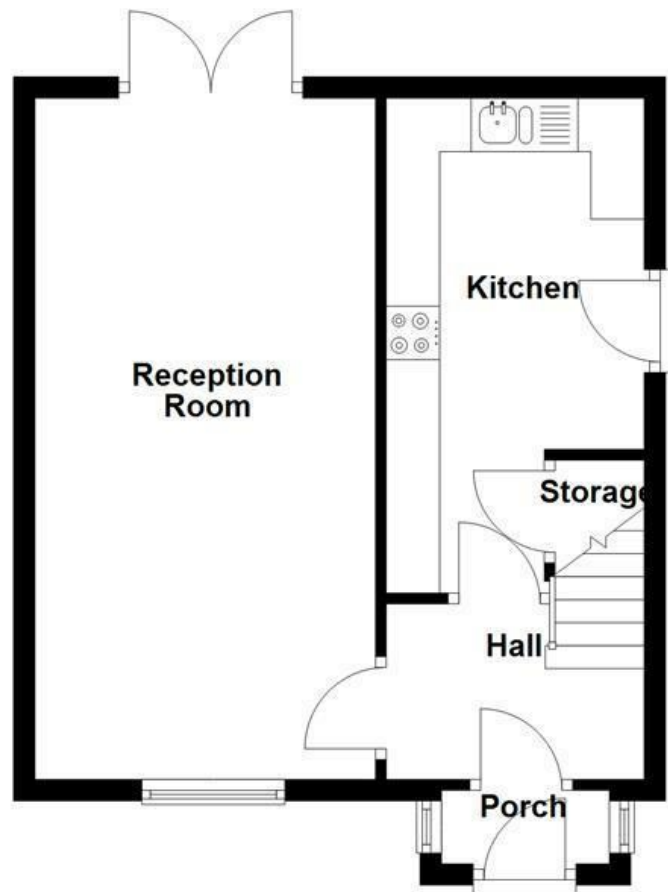
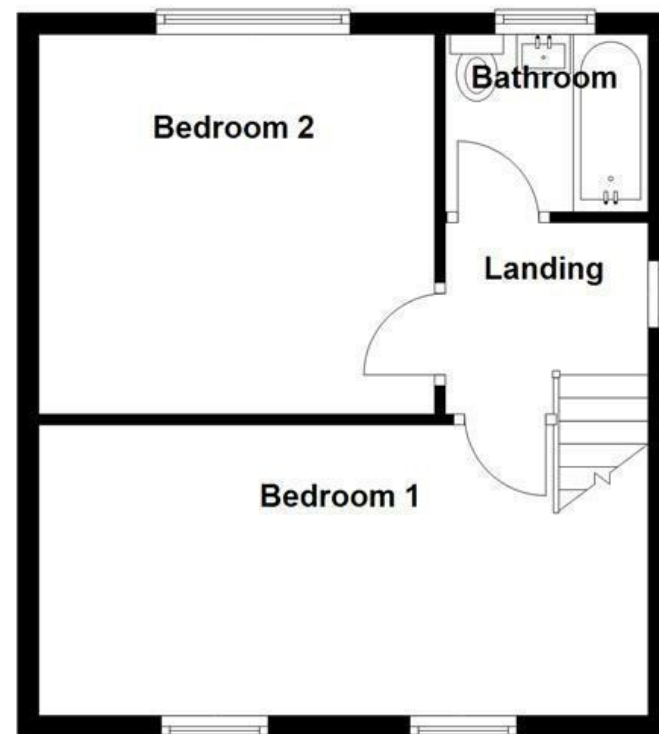



Ground Floor



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	59	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Coleshill Avenue, Burnley, BB10 4PF

£140,000

AN EXCEPTIONAL FULLY UPDATED SEMI DETACHED PROPERTY

Having been presented and updated to the highest standard throughout with immaculate presentation, enviable garden space and modern fixtures and fittings, this idyllic two double bedroom semi detached property is being proudly welcomed to the market in the desirable location of Burnley. With spacious rooms throughout, garden space to the front and the rear and neutral decoration, this property is the perfect home for any small family or couple ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Pendle, Rossendale, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen boasts modern wall and base units and integrated appliances. The first floor comprises of doors on to two double bedrooms and a modern bathroom. Externally there is an enclosed garden to the rear with paving, bedding and two outbuildings. To the front there is a block paved garden.

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

Coleshill Avenue, Burnley, BB10 4PF

£140,000

 2  1  1  D

- Tenure Freehold
 - On Street Parking
 - Contemporary Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Network Links
- Council Tax Band A
 - Enviaible Rear Garden Space
 - Two Double Bedrooms
- EPC Rating D
 - Viewing Essential
 - Ideal Home For A Couple Or Small Family

Ground Floor

Entrance

UPVC double glazed leaded door to porch.

Porch

5'2 x 2'2 (1.57m x 0.66m)

UPVC double glazed window, UPVC double glazed frosted door to hall.

Hall

8'1 x 5'5 (2.46m x 1.65m)

Central heating radiator, smoke alarm, wood effect laminate flooring, oak doors to reception room and kitchen, stairs to first floor.

Reception Room

20'11 x 10'6 (6.38m x 3.20m)

UPVC double glazed window, central heating radiator, marble fireplace, television point, wood effect laminate flooring and UPVC double glazed French doors to rear.

Kitchen

15'2 x 8'1 (4.62m x 2.46m)

UPVC double glazed window, central heating radiator, range of gloss wall and base units, granite effect surface, composite one and a half sink and drainer with high spout mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, integrated dishwasher and washing machine, integrated boiler, spotlights, smoke alarm, under stairs storage, wood effect laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

6'2 x 5'10 (1.88m x 1.78m)

UPVC double glazed window, smoke alarm, spotlights, oak doors to two bedrooms and bathroom.

Bedroom One

18'11 x 8'10 (5.77m x 2.69m)

Two UPVC double glazed windows, central heating radiator and spotlights.

Bedroom Two

12'4 x 11'7 (3.76m x 3.53m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

6'2 x 5'5 (1.88m x 1.65m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with direct feed shower and mixer tap, tiled elevation, spotlights, extractor fan and lino flooring.

External

Rear

Enclosed garden with stone chip, block paving, bedding areas and two outbuildings.

Front

Garden with bock paving.



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