



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Chichester Close, Burnley, BB10 4BL

Offers Over £140,000

FANTASTIC TWO BEDROOM END TERRACE PROPERTY

Welcome to Chichester Close, Burnley, this delightful end-of-terrace house offers a perfect blend of comfort and modern living. With two generously sized bedrooms, this property is ideal for small families, couples, or individuals seeking extra space.

Upon entering, you are welcomed into a spacious lounge that boasts tasteful decor, creating a warm and inviting atmosphere. This area is perfect for relaxation or entertaining guests. The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure.

The recently renovated shower room adds a touch of luxury, ensuring that your daily routines are both convenient and enjoyable.

One of the highlights of this property is the large rear garden, which is designed for low maintenance. This outdoor space provides an excellent opportunity for gardening enthusiasts or those who simply wish to enjoy the fresh air without the burden of extensive upkeep.

In summary, this two-bedroom house in Burnley is a wonderful opportunity for anyone looking for a comfortable and stylish home. With its spacious interiors, modern amenities, and a lovely garden, it is sure to appeal to a wide range of buyers or renters. Don't miss the chance to make this charming property your own.

Chichester Close, Burnley, BB10 4BL

Offers Over £140,000

 2  1  1  E

- Immaculate End Terrace Property
- Contemporary Fitted Dining Kitchen
- On Street Parking
- EPC Rating E
- Two Bedrooms
- Ideal Rental Investment
- Tenure Freehold
- Three Piece Shower Room
- Low Maintenance Rear Garden
- Council Tax Band A

Ground Floor

Entrance Porch

9'5 x 7'0 (2.87m x 2.13m)
UPVC double glazed frosted front door, UPVC double glazed frosted window, electric heating radiator, spotlights, tiled flooring and door to hall.

Hall

6'2 x 3'9 (1.88m x 1.14m)
Central heating radiator, smoke detector, doors leading to reception room, under stairs storage and stairs to first floor.

Reception Room

13'5 x 10'6 (4.09m x 3.20m)
UPVC double glazed window, two upright central heating radiators, coving, electric fire with stone surround, mantel and hearth, television point, wood effect flooring and open arch to kitchen/dining area.

Kitchen/Dining Area

19'10 x 8'8 (6.05m x 2.64m)
UPVC double glazed window, upright central heating radiator, range of high gloss wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated high rise double oven, four ring electric hob and extractor hood, space for American-style fridge freezer, plumbing for washing machine, space for dryer, wood effect flooring and UPVC double glazed sliding door to rear.

First Floor

Landing

12'10 x 3'3 (3.91m x 0.99m)
UPVC double glazed window, loft access, smoke detector, doors leading to two bedrooms, shower room and over stairs storage.

Bedroom One

13'0 x 10'6 (3.96m x 3.20m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

13'5 x 8'10 (4.09m x 2.69m)
UPVC double glazed window and central heating radiator.

Shower Room

8'11 x 6'1 (2.72m x 1.85m)
Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, direct feed shower enclosed, vanity top wash basin with mixer tap, PVC panelled elevations, PVC panelling to ceiling, spotlights and wood effect flooring.

External

Rear

Enclosed garden with paving, artificial lawn and gate to shared access.

Front

Gated forecourt with paving.

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