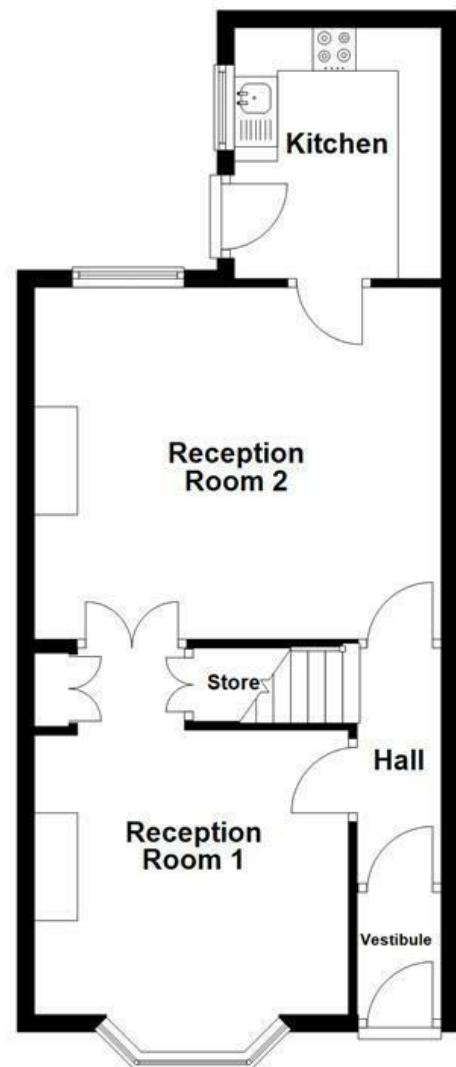
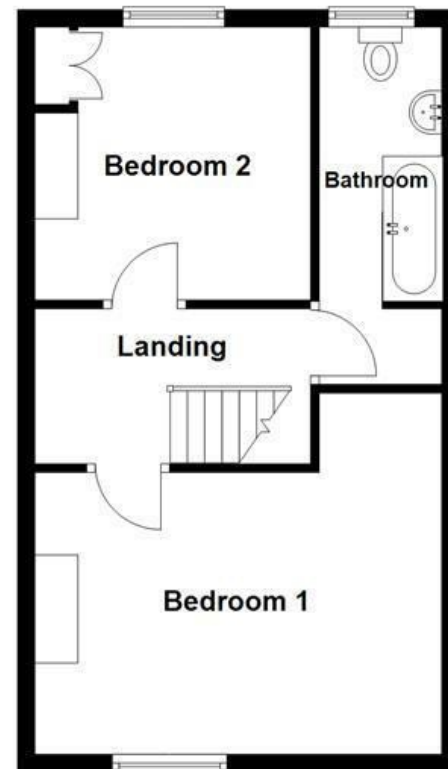


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
<b>England &amp; Wales</b>	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.

## Melville Street, Burnley, BB10 3EN

### £130,000

ENVIABLE MID TERRACED PROPERTY IDEAL FOR FIRST TIME BUYER

Situated on the charming Melville Street in Burnley, this delightful mid-terrace house presents an excellent opportunity for first-time buyers. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The two spacious reception rooms offer versatility, perfect for entertaining guests or enjoying quiet evenings at home.

Recently updated, the newly fitted kitchen is both stylish and functional, making meal preparation a pleasure. The newly fitted three-piece bathroom suite adds a touch of modernity and comfort, ensuring that your daily routines are both convenient and enjoyable.

The courtyard fronted design of this mid-terraced property enhances its appeal, offering a quaint outdoor space that is perfect for enjoying a morning coffee or a quiet moment in the fresh air. Located in a sought-after area, this home is not only a wonderful place to live but also a sound investment for the future.

With its combination of space, modern amenities, and a prime location, this property is a must-see for anyone looking to make their first step onto the property ladder. Don't miss the chance to view this charming home that perfectly balances comfort and style.



Melville Street, Burnley, BB10 3EN  
£130,000



- Mid Terrace Property
  - Ample Living Space
  - On Street Parking
  - EPC Rating TBC
- Two Bedrooms
  - Perfect First Home
  - Tenure Leasehold
- Three Piece Bathroom Suite
  - Low Maintenance Externals
  - Council Tax Band A

Ground Floor

Entrance

UPVC frosted door to vestibule.

Vestibule

4'8 x 3'2 (1.42m x 0.97m)

Coving, dado rail and picture rail and door to hall.

Hall

8'11 x 3'2 (2.72m x 0.97m)

Central heating radiator, coving, picture rail, wood effect flooring, doors to two reception rooms and stairs to first floor.

Reception Room One

13'11 x 11'11 (4.24m x 3.63m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, gas fire, wood effect flooring, under stairs storage and double doors to reception room two.

Reception Room Two

15'2 x 13'6 (4.62m x 4.11m)

UPVC double glazed window, two central heating radiators, coving, ceiling rose, exposed brick fireplace, wood effect flooring and door to kitchen.

Kitchen

9'7 x 7'10 (2.92m x 2.39m)

UPVC double glazed partially frosted window, range of panelled wall and base units with granite effect work surfaces, tiled splashback, integrated oven with four ring gas hob and extractor hood, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, PVC panelling to ceiling, spotlights, tiled flooring and hardwood door to rear.

First Floor

Landing

10'3 x 5'5 (3.12m x 1.65m)

Central heating radiator, loft access, doors to two bedrooms and bathroom.

Bedroom One

15'1 x 10'10 (4.60m x 3.30m)

UPVC double glazed window, central heating radiator, coving and ceiling rose.

Bedroom Two

11'3 x 10'6 (3.43m x 3.20m)

UPVC double glazed window, central heating radiator, ceiling rose and fitted wardrobe.

Bathroom

14'10 x 4'3 (4.52m x 1.30m)

UPVC frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, PVC panelling to ceiling, spotlights, tiled elevations and lino flooring.

External

Rear

Enclosed paved yard with outbuilding and gate to shared access.

Front

Paved forecourt with stone chippings.



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