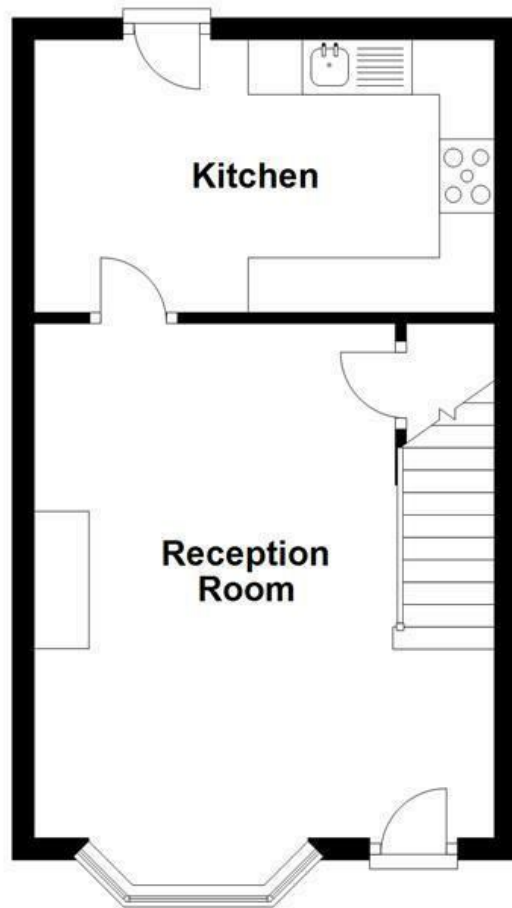
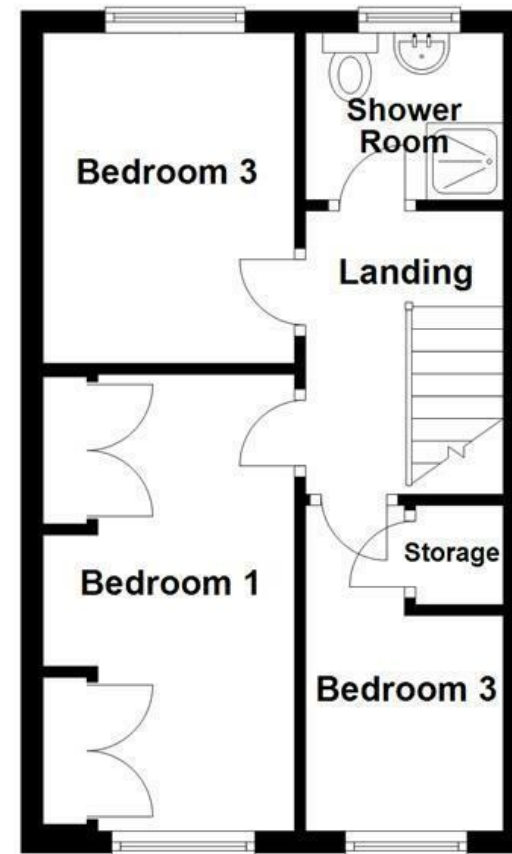


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(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.

## Lowerhouse Lane, Burnley, BB12 6NG

£124,950

THREE BEDROOM MID TERRACE PROPERTY IN A SOUGHT AFTER AREA

Keenans Estate Agents are proud to welcome to the market this three bedroom mid terrace property in a highly regarded area of Burnley. Boasting a cosy yet spacious reception room, three generously sized bedrooms, a three piece shower room and a garden to the rear, this property, with some modernisation would be perfect for a couple, growing family or an investor looking to expand their portfolio. Situated within close proximity to local bus routes and amenities, this home is not one to be missed!

The property comprises briefly; entrance into a welcoming reception room which houses the staircase to the first floor and door to the kitchen. The kitchen has a door to the rear porch which leads out to the garden. The first floor landing has doors on to three bedrooms and a three piece shower room. Externally, to the rear of the property is an enclosed flagged patio with bedding areas. The front of the property boasts a laid to lawn garden.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

# Lowerhouse Lane, Burnley, BB12 6NG

£124,950



- Mid Terraced Property
- Contemporary Fitted Kitchen
- Gardens to Front and Rear
- EPC Rating E
- Three Bedrooms
- Bursting with Potential
- Tenure Leasehold
- Three Piece Shower Room
- Spacious Interiors
- Council Tax Band B

## Ground Floor

### Reception Room

15'5 x 13'9 (4.70m x 4.19m)

UPVC double glazed frosted front door, UPVC double glazed bay window, exposed beams, picture rail, gas fire with decorative surround, understairs storage, stairs to first floor and door to kitchen.

### Kitchen

13'9 x 8'2 (4.19m x 2.49m)

UPVC double glazed window, mix of wood panel wall and base units, laminate worktops, integrated high rise oven, five ring gas hob and extractor hood, one and half bowl stainless steel sink and drainer with mixer tap, tiled splashbacks, integrated dishwasher, space for fridge freezer, plumbing for washing machine, integrated boiler and hardwood frosted door to rear porch.

### Rear Porch

Single glazed windows and hardwood door to rear.

## First Floor

### Landing

Loft access, doors leading to three bedrooms and shower room.

### Bedroom One

13'8 x 7'6 (4.17m x 2.29m)

UPVC double glazed window, fitted wardrobes and bedside tables.

### Bedroom Two

10 x 7'6 (3.05m x 2.29m)

UPVC double glazed window and laminate flooring.

### Bedroom Three

9'8 x 5'7 (2.95m x 1.70m)

UPVC double glazed window and over stairs storage.

### Shower Room

5'6 x 5 (1.68m x 1.52m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin with traditional taps, electric walk-in shower, part tiled elevations and laminate flooring.

## Exterior

### Rear

Enclosed garden with flagged patio, bedding areas and storage shed.

### Front

Laid to lawn garden.



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