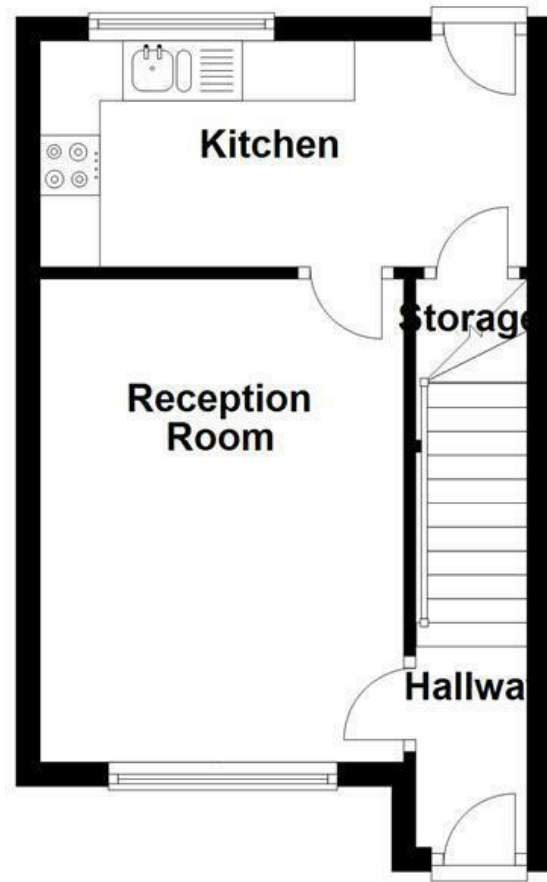
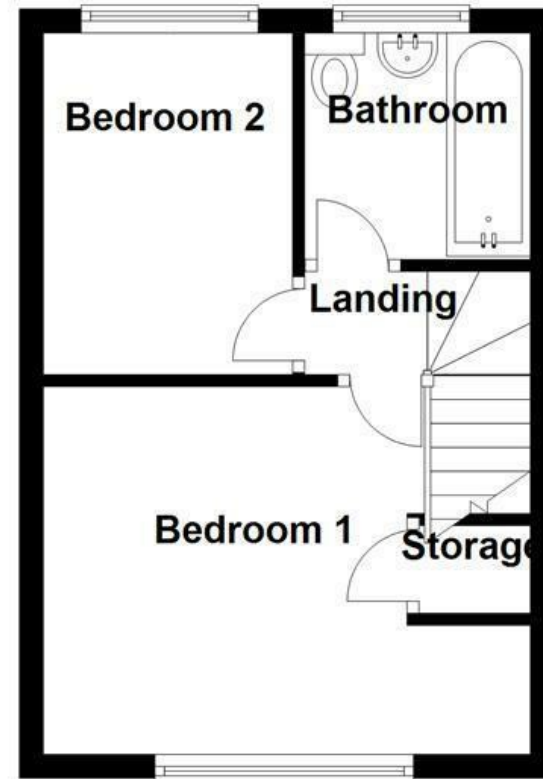


Ground Floor



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
71	87

Very energy efficient - lower running costs

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.

## High Close, Burnley, BB12 6PS

### £850

A RECENTLY DECORATED TWO BEDROOM SEMI DETACHED PROPERTY ON A POPULAR ESTATE

This immaculate two bedroom semi detached property is being welcomed to the rental market in the popular area of Burnley. Boasting a spacious reception room and modern fitted kitchen, two generously sized bedrooms and a fantastic garden to the rear. This property would be perfectly suited to a couple or small family looking for a home to move straight into. Situated within close proximity to the local shops and amenities of Burnley town centre, and within walking distance to bus routes and transport links.

The property comprises briefly; entrance into a welcoming hallway that has a door to the reception room and staircase to the first floor. The reception room has a door to the kitchen that has access to the garden. The first floor landing houses doors on to two generously sized bedrooms and a three piece bathroom suite. Externally to the rear of the property is an enclosed flagged patio with stone chippings and a timber shed. The front of the property has a laid to lawn garden and driveway for two cars.

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# High Close, Burnley, BB12 6PS

£850



- Tenure Freehold
- Off Road Parking With Driveway
- Ideal Home For A Small Family Or Couple
- Close Proximity To Local Amenities
- Council Tax Band B
- Spacious Three Bedroom Semi Detached Property
- Ample Sized Enclosed Paved Patio With Timber Shed To The Rear And Garden Fronted
- EPC Rating C
- Modern Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance

UPVC door to hallway.

### Hallway

5'10 x 2'10 (1.78m x 0.86m)

Central heating radiator, coving and door to reception room.

### Reception Room

13'3 x 10' (4.04m x 3.05m)

UPVC double glazed window, central heating radiator, gas fire with decorative surround, coving, television point, wood effect flooring and door to kitchen.

### Kitchen

13'4 x 6'2 (4.06m x 1.88m)

UPVC double glazed window, UPVC door to rear, central heating radiator, gloss wall and base units, laminate work tops, double oven, four ring gas hob, glass splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, fridge, plumbed for washing machine, wood effect flooring and under stairs storage.

## First Floor

### Landing

UPVC double glazed frosted window, loft access, smoke alarm, doors to two bedrooms and bathroom.

### Bedroom One

13'5 x 10'1 (4.09m x 3.07m)

UPVC double glazed window, central heating radiator, television point, coving, wood effect flooring, door to airing cupboard and boiler.

### Bedroom Two

9'7 x 6'10 (2.92m x 2.08m)

UPVC double glazed window, central heating radiator, television point and wood effect flooring.

### Bathroom

6'4 x 5'10 (1.93m x 1.78m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and rinse head, shaving point, part tiled elevation and tiled flooring.

## External

### Rear

Enclosed paved patio, stone chippings and timber shed.

### Front

Laid to lawn garden with stone chippings and driveway.



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