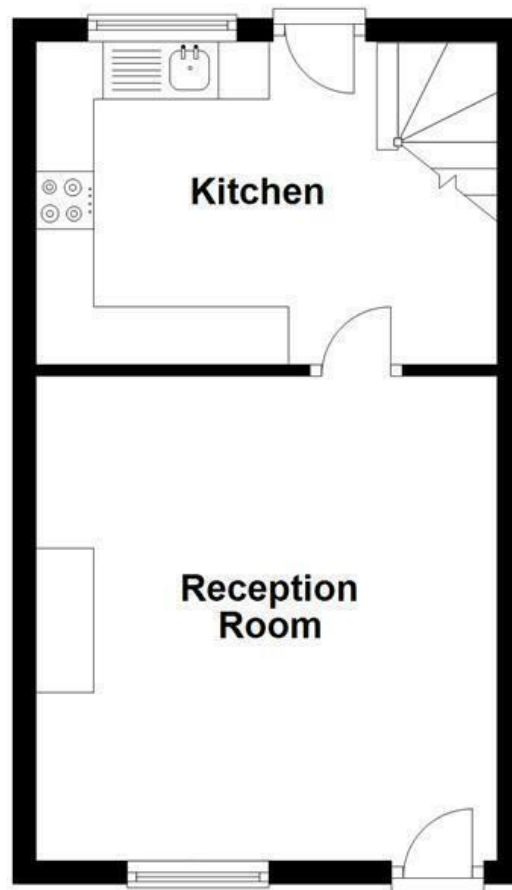


Ground Floor



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		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Grange Street, Burnley, BB11 4JZ

£625

A LOVELY TWO BEDROOM TERRACED HOME

Nestled in the heart of Burnley, Lancashire, this charming two-bedroom mid-terrace house on Grange Street is being welcomed to the rental market. Having been recently refurbished it comes with one reception room, kitchen, two good size bedrooms and a family bathroom and benefits from a fully enclosed rear yard, this property offers a cosy and inviting space for you to call home.

This home is ideal for a small family or couple. Its convenient location offers easy commuting options and is in close proximity to local schools, making it a practical choice for families.

Don't miss out on the opportunity to rent this lovely terraced home in a sought-after location. Book a viewing today by contact our Lettings team.

Grange Street, Burnley, BB11 4JZ

£625



- Recently Refurbished
 - Modern Fitted Kitchen
 - On Street Parking
 - EPC Rating: C
- Two Bedrooms
 - Three Piece Bathroom
 - Close Proximity To Local Amenities
- One Reception Room
 - Enclosed Rear Yard
 - Council Tax Band: A

GROUND FLOOR

Entrance
Composite front entrance door straight in reception room.

Reception Room
13'9 x 13'1 (4.19m x 3.99m)
UPVC double glazed window, central heating radiator, storage cupboards and door to kitchen.

Kitchen
13'1 x 9'2 (3.99m x 2.79m)
UPVC double glazed window, central heating radiator, a range of wall and base units, laminate wood effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, freestanding electric cooker, extractor fan, space and plumbing for washing machine
wood effect laminate flooring. stairs to first floor and composite door to rear.

FIRST FLOOR

Landing
13'3 x 3'5 (4.04m x 1.04m)
Loft access, smoke detector and doors to two bedrooms and bathroom.

Bedroom One
13'1 x 9'8 (3.99m x 2.95m)
UPVC double glazed window and central heating radiator.

Bedroom Two
10' x 9'2 (3.05m x 2.79m)
UPVC double glazed window, central heating radiator and storage cupboard containing Glowworm boiler.

Bathroom
9'4 x 3'9 (2.84m x 1.14m)
Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, extractor fan, part tiled elevation and vinyl flooring.

EXTERNAL

Front
On street parking.

Rear
Enclosed concrete yard.

Agents Notes
Council Tax Band A.



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