



St. Johns Road, Burnley, BB12 6RP

£850

SPACIOUS TERRACED RENTAL

Nestled on the charming St. Johns Road in Burnley, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

The house features a conveniently located bathroom, ensuring that daily routines are both comfortable and efficient. With its traditional terraced design, this home offers a blend of character and practicality, making it an ideal choice for those seeking a cosy yet functional living space.

Situated in a friendly neighbourhood, residents will benefit from easy access to local amenities, schools, and parks, enhancing the overall appeal of this property. The surrounding area is known for its community spirit and accessibility, making it a wonderful place to call home.

This terraced house on St. Johns Road is not just a property; it is a place where memories can be made and cherished. With its inviting features and prime location, it is sure to attract interest from those looking to settle in Burnley. Do not miss the chance to view this charming home and envision your future within its walls.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	45	81
(81-91) B		
(69-80) C		
(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.

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 **3**  **1**  **1**  **E**

- Terraced Property
 - Three Piece Bathroom
 - On Street Parking
 - EPC Rating: E
- Three Bedrooms And Study Room
 - Spacious Cellar Room
 - Tenure: Leasehold
- Fitted Kitchen
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Enclosed yard with gated access to rear.

Vestibule

UPVC double glazed entrance door and open access to reception room.

Reception Room

23'3 x 14'7 (7.09m x 4.45m)

Three UPVC double glazed windows, two central heating radiators, coving, wood effect flooring, door to stairs for lower ground floor and open access to kitchen.

Kitchen

18'9 x 6'9 (5.72m x 2.06m)

Three UPVC double glazed windows, two central heating radiators, wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, space for freestanding cooker, plumbing for washing machine, space for fridge freezer, boiler, tiled flooring, stairs to first floor and UPVC door to rear.

Lower Ground Floor

Cellar

28' x 11'9 (8.53m x 3.58m)

Lighting.

First Floor

Landing

10'4 x 5'11 (3.15m x 1.80m)

Storage, and doors to three bedrooms and bathroom.

Bedroom One

12'8 x 8'10 (3.86m x 2.69m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'6 x 8'4 (3.81m x 2.54m)

Two UPVC double glazed windows, central heating radiator and open access to study.

Study

11'1 x 6'11 (3.38m x 2.11m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'10 x 5'4 (3.00m x 1.63m)

UPVC double glazed window and central heating radiator.

Bathroom

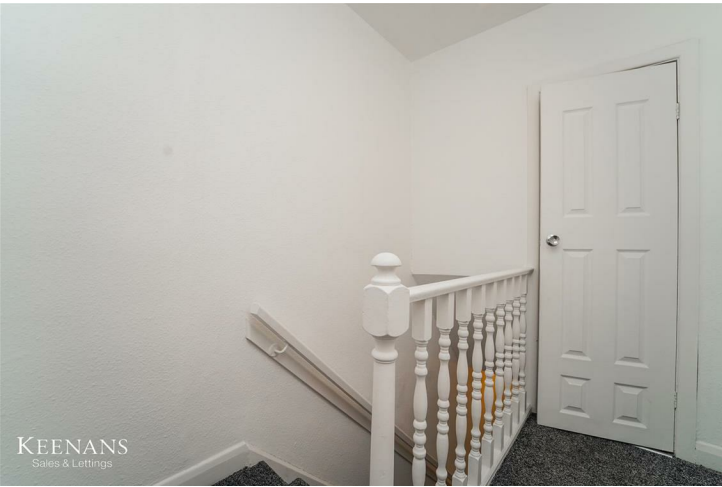
7'6 x 5'10 (2.29m x 1.78m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevation and tiled floor.

External

Rear

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