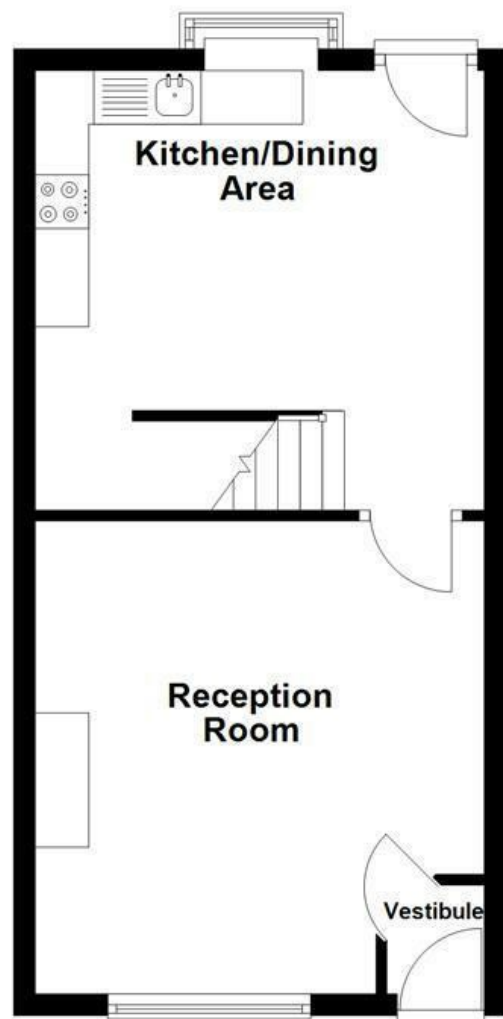
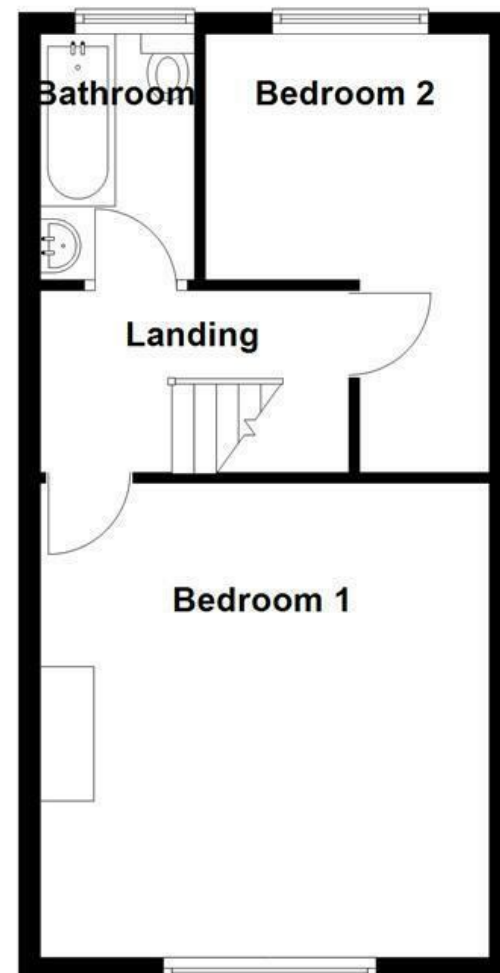


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(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.

## Godiva Street, Burnley, BB10 1JE

### £695

ENVIABLE TWO BEDROOM MID TERRACE HOME

This charming two bedroom mid-terrace home is being welcomed to the rental market. It is ideally located in a popular residential area of Burnley, just a short walk from Burnley General Hospital and with excellent access to local shops, schools, and transport links. Perfect for professionals, couples, or small families, the property offers a bright and spacious reception room, a fitted kitchen with ample dining space, and a family bathroom featuring a bath with overhead shower.

Upstairs, you'll find two generously sized bedrooms, both offering plenty of natural light and comfortable living space. To the rear, a private enclosed garden provides a peaceful outdoor area. Ideal for relaxing or additional storage.

For more information or to book a viewing please contact our Lettings team at your earliest convenience. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

Godiva Street, Burnley, BB10 1JE

£695

 2  1  1  C

- Two Generously Sized Bedrooms
  - Large Reception Room
  - Close Proximity To Local Amenities
  - EPC Rating C
- Ample Kitchen/Dining Space
  - Modern Fitted Kitchen
  - Excellent Transport Links
- Enclosed Rear Garden
  - Three Piece Bathroom Suite
  - Viewing Essential

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'4 x 3' (1.02m x 0.91m)

Wood effect laminate flooring and door to reception room.

Reception Room

14'6 x 13'9 (4.42m x 4.19m)

UPVC double glazed window, central heating radiator, meter cupboards, gas fire with decorative surround, wood effect laminate flooring and door to kitchen/dining area.

Kitchen/Dining Area

13'9 x 13'5 (4.19m x 4.09m)

UPVC double glazed box window, central heating radiator, range of wall and base units, granite effect work surface, stainless steel sink and drainer with mixer tap, four ring Lamona hob and oven, tiled splash backs, extractor hood, plumbing for washing machine, space for fridge freezer, under stairs storage, wood effect vinyl flooring, stairs to first floor and hard wood door to rear.

First Floor

Landing

5'4 x 5'1 (1.63m x 1.55m)

Loft hatch, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

14'6 x 13'9 (4.42m x 4.19m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13'4 x 8'5 (4.06m x 2.57m)

UPVC double glazed window and central heating radiator.

Bathroom

7'6 x 4'9 (2.29m x 1.45m)

UPVC double glazed frosted window, central heating radiator, panel bath with overhead electric feed shower, pedestal wash basin, dual flush WC, part tiled elevation and wood effect vinyl flooring.

External

Front

Enclosed paved courtyard with bedding areas.

Rear

Enclosed laid to lawn garden with paving.

