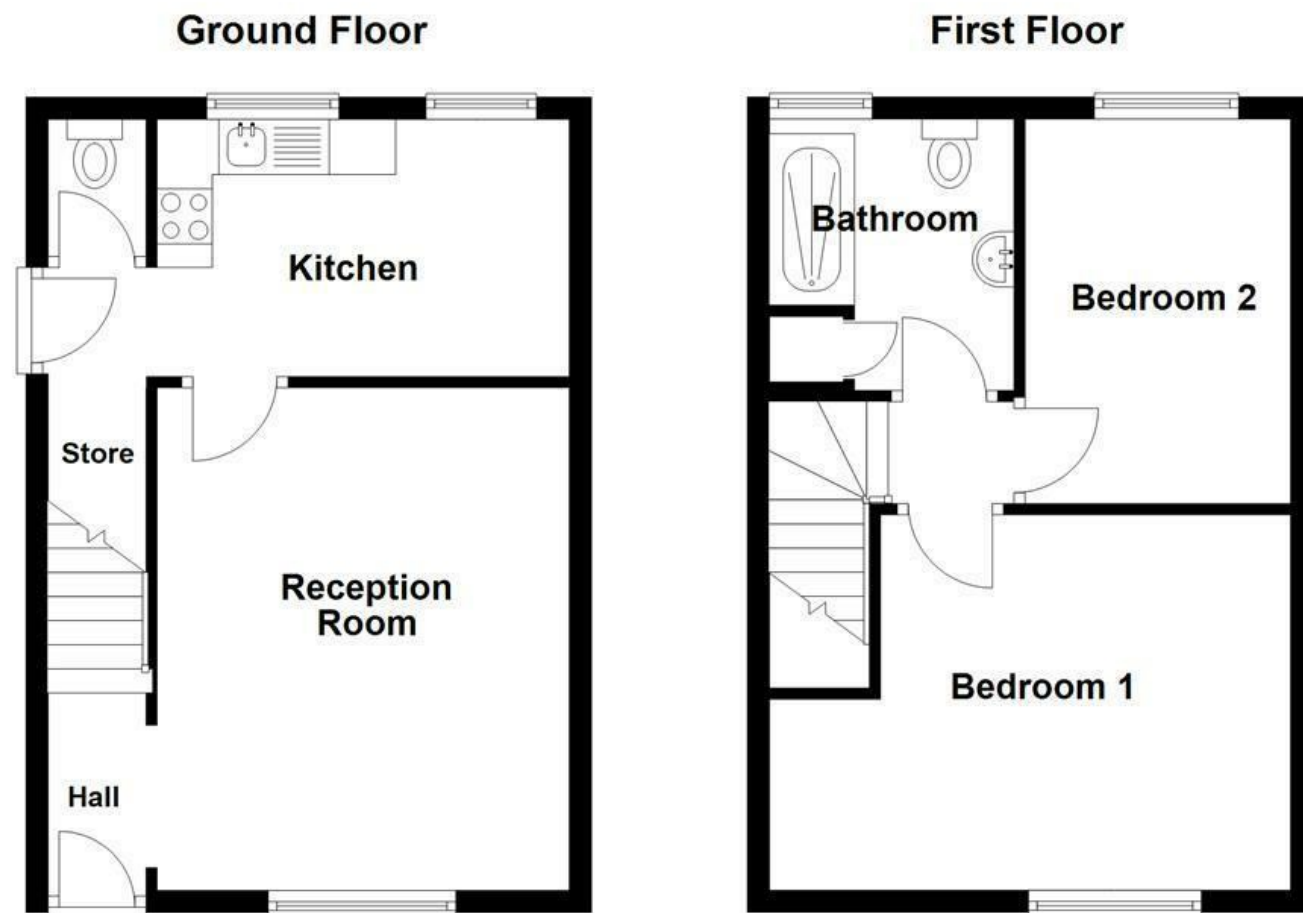




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	
(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.

Brent Street, Burnley, BB10 2QE

£750

A LOVELY TWO BEDROOM FAMILY HOME

Welcome to Brent Street, Burnley - a charming location for this delightful two bedroom semi detached. This property is a perfect blend of comfort and style, offering a spacious reception room, two cosy bedrooms, and a well-appointed bathroom.

Situated on a large corner plot, this house stands out with its generous garden space, providing ample room for outdoor activities and relaxation. The lush greenery surrounding the property adds a touch of tranquillity to the vibrant neighbourhood.

Whether you're looking to enjoy a peaceful evening in the garden or entertain guests in the spacious reception room, this house offers the perfect setting for both. The well-maintained interiors and the natural light flooding through the windows create a warm and inviting atmosphere throughout the property.

Located in Burnley, this house is conveniently positioned near local amenities, schools, and transport links, making it an ideal choice for families or professionals looking for a comfortable and well-connected place to call home.

Brent Street, Burnley, BB10 2QE

£750

 **2**  **1**  **1**  **C**

- Charming Semi Detached Property
- Two Double Bedrooms
- Three Piece Shower Room
- Modern Contemporary Fitted Kitchen
- Spacious Reception Room
- Gardens to Front and Rear
- Large Corner Plot

Ground Floor

Entrance Porch

UPVC double glazed frosted door, smoke detector, laminate flooring, door to reception room and stairs to first floor.

Reception Room

14'11 x 12'3 (4.55m x 3.73m)

UPVC double glazed window, central heating radiator, television point, electric fire with wooden mantel and surround and laminate flooring.

Kitchen

13'0 x 7'8 (3.96m x 2.34m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces, stainless steel sink and drainer with mixer tap, two ring electric hob, gas point available for four ring hob and oven, plumbing for washing machine, space for fridge freezer, door to WC, laminate flooring and UPVC double glazed frosted door to rear.

WC

UPVC double glazed frosted window, dual flush WC and vinyl flooring.

Landing

UPVC double glazed window, loft access, smoke detector, doors to two bedrooms and shower room.

Bedroom One

14'11 x 10'6 (4.55m x 3.20m)

UPVC double glazed window, central heating radiator and laminate flooring.

Bedroom Two

11'0 x 7'10 (3.35m x 2.39m)

UPVC double glazed window, central heating radiator and laminate flooring.

Shower Room

8'1 x 7'10 (2.46m x 2.39m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed shower enclosed with rinse head, PVC part panelling, boiler/storage cupboard and vinyl flooring.

External

Rear

Enclosed garden with concrete patio and laid to lawn.

Front

Laid to lawn and concrete steps to entrance.



Tel: 01282507250

www.keenans-estateagents.co.uk