



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	68	85
(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.



Westmorland Street, Burnley, BB11 4PN

£750

NEUTRALLY FINISHED FAMILY HOME

This four bedroom stone built terraced property with off road parking is being welcomed to the market in the highly regarded location of Burnley. Having undergone a full transformation with spacious rooms, a second floor and a neutral finish, this property is the perfect home for any family or professional couple to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Bury and major motorway links.

The property briefly comprises; entrance into a reception room which provides access to the hall leading to stairs to the first floor and the kitchen. To the first floor there are two bedrooms along with a bathroom in addition to stairs to the second floor. The second floor comprises of two bedrooms and a WC. The rear exterior is an enclosed yard with paved patio.

For further information or to arrange a viewing, please contact our Lettings team at your earliest convenience.

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 4  1  1  D

- Four Bedroom Mid Terraced Property
 - On Street Parking
 - Ideal Family Property
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Close Proximity To Local Amenities
 - Fitted Kitchen
- EPC Rating D
 - Viewing Essential
 - Three Piece Suite Bathroom And Separate WC

Ground Floor

Entrance

Via a UPVC front door.

Reception Room

13'5 x 12'9 (4.09m x 3.89m)

UPVC double glazed window, central heating radiator, coving, ceiling fan, wood effect floor and door leading to hall.

Hall

7'11 x 2'9 (2.41m x 0.84m)

Central heating radiator, smoke alarm, tiled floor, door leading to under stairs storage, kitchen and stairs to first floor.

Kitchen

19'9 x 9'2 (6.02m x 2.79m)

UPVC double glazed window, central heating radiator, smoke alarm, loft access, coving, range of wall and base units, integrated oven, four ring gas hob, composite sink with mixer tap and drainer, integrated oven, plumbed for washing machine, plumbed for dish washer, part tiled elevation, tiled floor and door to rear.

First Floor

Landing

5'10 x 5'8 (1.78m x 1.73m)

Central heating radiator, smoke alarm, doors to two bedrooms, bathroom and stairs to second floor.

Bedroom One

12'10 x 7'3 (3.91m x 2.21m)

UPVC double glazed window, central heating radiator and smoke alarm.

Bathroom

5'9 x 5'8 (1.75m x 1.73m)

Pedestal wash basin, dual flush WC, PVC panelled bath with mixer tap and rinse head, part tiled elevation and wood effect floor.

Bedroom Two

9'8 x 7'4 (2.95m x 2.24m)

UPVC double glazed window, central heating radiator and storage cupboard.

Second Floor

Landing

9'6 x 9' (2.90m x 2.74m)

Doors to two bedrooms and WC.

Bedroom Four

9'4 x 5'8 (2.84m x 1.73m)

UPVC double glazed window, central heating radiator and smoke alarm.

Bedroom Three

9' x 6'1 (2.74m x 1.85m)

UPVC double glazed window, central heating radiator and smoke alarm.

WC

6' x 2'4 (1.83m x 0.71m)

Pedestal wash basin, Dual flush WC, full tiled elevation and wood effect floor.

External

Rear

Paved patio to rear.



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