



KEITH STREET, BURNLEY, BB12 6RR



POPULAR TERRACE ROW / OPEN OUTLOOK TO FRONT / CLOSE TO SHOPS & BUS ROUTES / WELL MAINTAINED THROUGHOUT / Boasting an open outlook and located within walking distance of Padiham Road shopping parade, this well-maintained mid-terrace property benefits from the usual comforts having recently been upgraded to provide accommodation to suit first time buyers, couples and landlords alike.



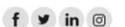
CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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Positioned within a popular terrace row, boasting an open outlook over grassland to the front. Ideally located within walking distance of Padiham Road shopping parade, with regular bus routes into Burnley town centre, and a stones-throw away from access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

A forecourt-fronted mid-terrace property affording accommodation which has benefited from a programme of modernisation and which will appeal to first time buyers, couples and landlords alike. The well-presented interior benefits from the usual comforts having been installed, with both UPVC double glazing and modern composite doors most recently installed. There are two nicely proportioned reception rooms and a kitchen beyond at the rear at ground floor level, with two double-sized bedrooms and a modern bathroom to the first floor. A neat forecourt adds to the kerb appeal, whilst an enclosed yard is a further feature.

BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, TWO RECEPTION ROOMS, KITCHEN, TWO DOUBLE-SIZED BEDROOMS, MODERN BATHROOM, NEAT FORECOURT, ENCLOSED REAR YARD.

The Accommodation Afforded is as follows:-

Modern Composite Entrance Door

Having twin frosted double glazed centre panels and double glazed panel over, opening into:-

Entrance Vestibule

2'10" x 4'0" Twin frosted glazed panelled door with frosted glazed panels to side and over, opening into:-



Reception Room Two

11'02" x 10'07" into chimney breast recess. Stairs with gloss-panelled door ascending to the first floor level understairs storage cupboard, radiator. UPVC framed double glazed window to the rear elevation. Twin frosted glazed panelled door to:-



Reception Room One

12'10" x 13'06" into chimney breast recess. Cast-iron multi-fuel stove set onto stone hearth with polished timber lintel over, inbuilt meter / storage cupboard, laminate wood floor, radiator. UPVC framed double glazed window to the front elevation. Twin frosted glazed panelled door to:-

Kitchen

8'11" x 8'01" 1 ½ bowl stainless steel sink unit and drainer with cupboards under, matching range of wall and base units incorporating oven / grill and four ring gas hob with stainless steel extractor hood over, co-ordinating worktops and upstands, tiled floor area, space for tall fridge freezer, plumbing for washing machine. UPVC framed double glazed window and modern composite door opening into the rear yard.

First Floor Landing

5'06" x 5'09" stairs 2'06" Loft access point. Gloss-panelled doors leading from landing and opening into:-



Bedroom One

11'10" x 13'09" into chimney breast recess. UPVC framed double glazed window to the front elevation, radiator.



Bedroom Two

6'08" x 10'05" UPVC framed double glazed window to the rear elevation, radiator, inbuilt storage cupboard (2'11" x 2'05") housing modern Gloworm gas combination boiler.



Attractive Bathroom

5'07" x 7'04" Three piece modern white suite incorporating tiled panelled bath with mixer shower fittings, tiled area and glazed screen over, pedestal wash basin and low-level WC, part-tiled walls, chrome heated towel rail, tiled floor area, extractor.

Outside

Neat forecourt, enclosed yard to rear.

Tenure :
Leasehold

Energy Performance Certificate Rating : D

Council Tax Band : A

Approximate Square Footage : 67.9 SqM / 731 SqFt

Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.



GROUND FLOOR

FIRST FLOOR



TWO BEDROOM MID-TERRACE

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and all other items are approximate and no responsibility is taken for any error or omission in the floorplan. This plan is for illustrative purposes only and should not be used as such in any prospective purchase. The position, quality and appearance shown have not been tested and no guarantee we can take responsibility or efficiency can be given.
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