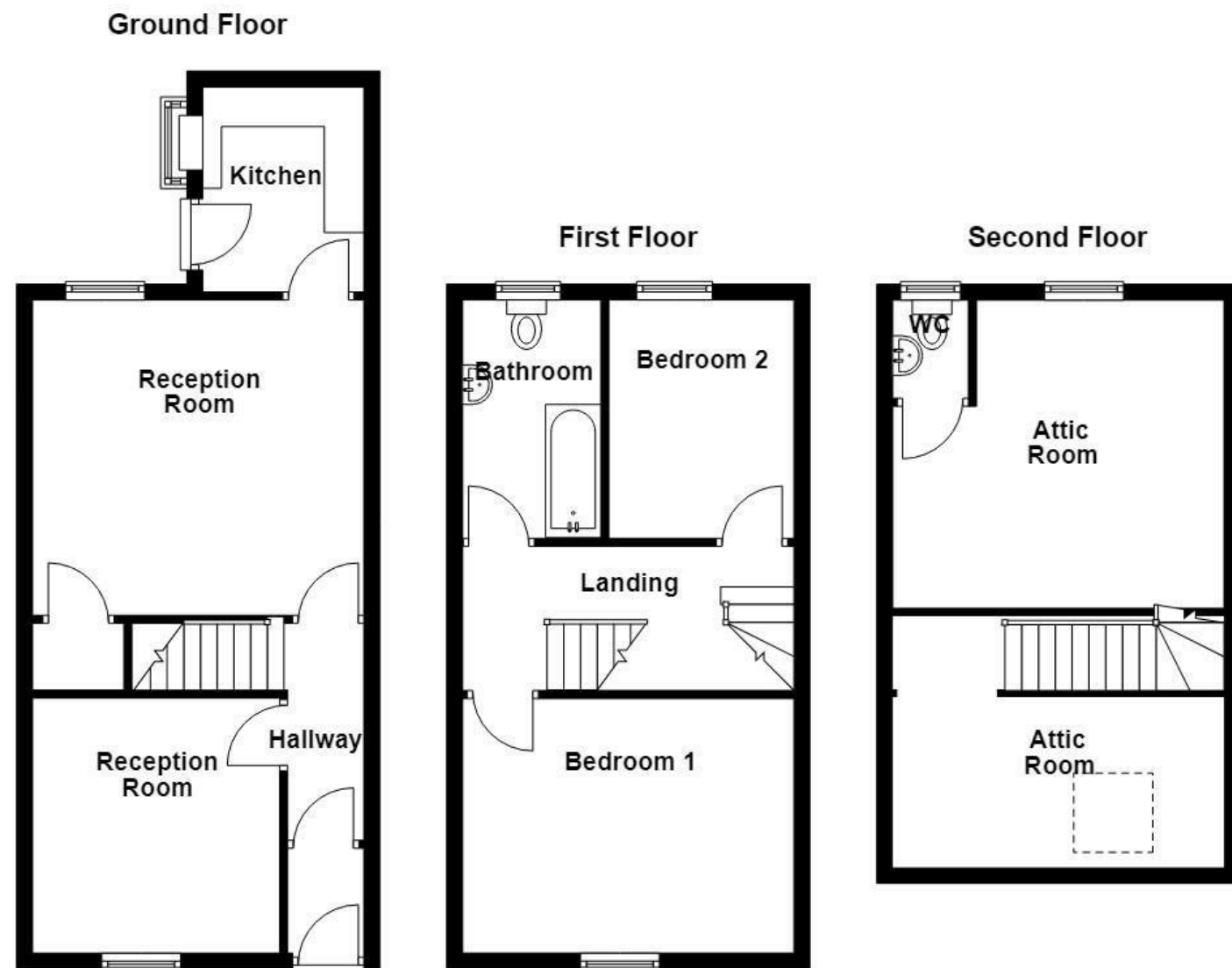




| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.

## Cleaver Street, Burnley, BB10 3DN

### Offers Over £130,000

A FANTASTIC FOUR BEDROOM TERRACED PROPERTY IN BURNLEY

Nestled on Cleaver Street in the vibrant town of Burnley, this wonderful terraced property presents an excellent opportunity for first-time buyers. The house boasts a charming façade and is situated in a desirable area, making it an ideal choice for those looking to establish their roots in a welcoming community.

The property is conveniently located close to the town centre, providing easy access to a variety of shops, cafes, and local amenities. This prime location ensures that you are never far from the hustle and bustle of town life, while still enjoying the comfort of a residential neighbourhood.

Inside, the home offers a warm and inviting atmosphere, perfect for creating lasting memories. With its well-proportioned rooms and potential for personalisation, this property is ready to become a cherished first home.

Whether you are looking to enjoy the convenience of town living or seeking a peaceful retreat, this terraced house on Cleaver Street is a fantastic option. Don't miss the chance to make this delightful property your own.

# Cleaver Street, Burnley, BB10 3DN

Offers Over £130,000

 4  1  2  C

- Mid Terrace Property
  - Two Reception Rooms
  - On Street Parking
  - EPC Rating C
- Two Bedrooms & Two Attic Rooms
  - Three Piece Bathroom
  - Leasehold
- Fitted Kitchen
  - Enclosed Rear Yard
  - Council Tax Band A

## Ground Floor

**Vestibule**  
4'4x3'2 (1.32mx0.97m)

**Hallway**  
9'4x3'2 (2.84mx0.97m)

**Reception Room One**  
10'7x10'3 (3.23mx3.12m)

**Reception Room Two**  
13'10x13'1 (4.22mx3.99m)

**Kitchen**  
8'6x6'8 (2.59mx2.03m)

## First Floor

**Landing**  
14'0x7'0 (4.27mx2.13m)

**Bedroom One**  
13'10x10'7 (4.22mx3.23m)

**Bedroom Two**  
9'11x7'9 (3.02mx2.36m)

**Bathroom**  
8'5x5'9 (2.57mx1.75m)

## Second Floor

**Loft Room One**  
13'5x12'5 (4.09mx3.78m)

**Loft Room Two**

**W/C**  
4'1x3'2 (1.24mx0.97m)

**Loft Room Two**  
13'4x7'0 (4.06mx2.13m)

## Exterior



Tel: 01282469023

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)