



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		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Oak Street, Burnley, BB12 6RG

£650

A BEAUTIFULLY PRESENTED, TWO BEDROOM TERRACED HOME WITH GENEROUS ACCOMODATION AND PRIVATE REAR YARD!

Presented to the market in a highly sought after area of Burnley, within close proximity of highly regarded schools, amenities and transportation links, stands this well maintained, impeccably presented two bedroom home. Comprising briefly;

Entrance into a vestibule which guides you to a generously sized reception room. The reception room allows through access to a fitted kitchen. The kitchen houses a staircase to the first floor and allows through access to a utility room. To the first floor, you will find two bedrooms and a house bathroom suite which has been reinstalled into the centre of the property to allow for larger bedrooms.

Externally, you will find an enclosed yard which is private and not over looked. Viewings can be arranged by calling our Burnley team today.

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- Delightful Terraced Home
- Spacious Living Room
- Popular Location
- Viewings Invited
- Two Double Bedrooms
- Elegantly Finished Throughout
- Fully Tiled Bathroom
- Stylish Fitted Kitchen
- Totally Modernised
- Close To Amenities

Ground Floor

Entrance

UPVC double glazed door to the vestibule

Vestibule

Tiled flooring, wood frame single glazed door to reception room.

Reception Room

14'9 x 13'1 (4.50m x 3.99m)

UPVC double glazed window, central heating radiator, wood effect flooring, living flame gas fire with decorative stone surround, coving to the ceiling, two feature wall lights, meter cupboard, television point and door to the kitchen.

Kitchen

9'5 x 9'3 (2.87m x 2.82m)

UPVC double glazed window, central heating radiator, cream wall and base units, granite effect surfaces, tiled splashbacks, electric oven four ring gas hob, extractor hood, stainless steel sink, drainer and high spout mixer tap, coving to the ceiling, space for fridge freezer, fitted pantry and open to the utility room.

Utility Room

6'5 x 5'7 (1.96m x 1.70m)

UPVC double glazed window, plumbing the washing machine, space for tumble dryer under wooden work tops, combination boiler,

First Floor

Landing

3'5 x 7'7 (1.04m x 2.31m)

Loft access, doors to two bedrooms and the bathroom.

Bedroom One

12'7 x 12'2 (3.84m x 3.71m)

UPVC double glazed window, central heating radiator, coving to the ceiling, television point and fitted wardrobes.

Bedroom Two

9'7 x 7'5 (2.92m x 2.26m)

Two UPVC double glazed windows, central heating radiator, and overstairs storage.

Bathroom

7'5 x 5'4 (2.26m x 1.63m)

Three piece suite comprising of panel bath with direct feed shower, pedestal wash basin with mixer tap, twin flush WC, part tiled elevations, chrome heated towel rail, spotlights and tiled flooring.

External

Rear

Enclosed neatly presented paved yard and gated access.

