



Bracewell Street, Burnley, BB10 1UN

Offers Over £80,000

A BRIGHT TWO BEDROOM TERRACE HOME

Located on Bracewell Street in the heart of Burnley, this charming double fronted terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest.

As you enter, you are welcomed into a spacious kitchen that is perfect for culinary enthusiasts and family gatherings alike. The kitchen flows seamlessly into a bright and airy lounge, creating an ideal setting for entertaining guests or enjoying quiet evenings at home.

The rear yard offers a delightful outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. This property combines practicality with comfort, making it an excellent choice for first-time buyers, small families, or those looking to downsize.

With its convenient location, you will find local amenities, schools, and transport links within easy reach, ensuring that everything you need is just a stone's throw away. This lovely home on Bracewell Street is ready to welcome its new owners, offering a blend of charm and modern living in a vibrant community. Don't miss the chance to make this delightful property your own.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	78
(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.

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- Double Fronted Terraced Property
- Council Tax Band A
- Ideal First Time Buy Or Home For A Small Family
- Close Proximity To Local Amenities
- Two Spacious Double Bedrooms
- EPC Rating D
- Easy Access To Major Network Links
- Tenure Leasehold
- On Street Parking
- Viewing Essential

Ground Floor

Entrance Hall

3'5 x 2'11 (1.04m x 0.89m)

Kitchen

13'9 x 13'7 (4.19m x 4.14m)

Rear Porch

3'9 x 3'1 (1.14m x 0.94m)

Reception Room

13'11 x 11'10 (4.24m x 3.61m)

First Floor

Landing

7'10 x 6'4 (2.39m x 1.93m)

Bedroom One

13'8 x 11'11 (4.17m x 3.63m)

Bedroom Two

13'8 x 9'9 (4.17m x 2.97m)

Bathroom

9'6 x 5'9 (2.90m x 1.75m)



Tel: 01282469023

www.keenans-estateagents.co.uk