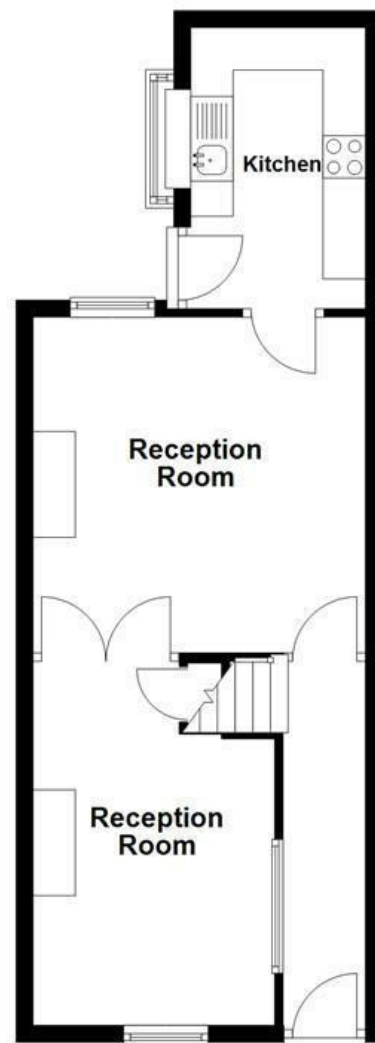
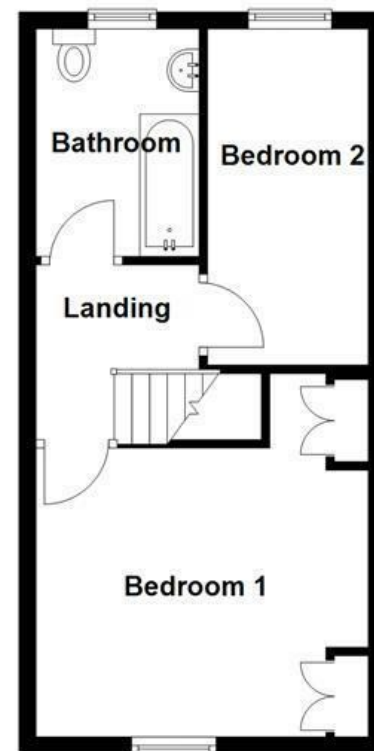


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.

## Brockenhurst Street, Burnley, BB10 4ET

### £700 Per Month

SPACIOUS TWO BEDROOM TERRACE PROPERTY

Nestled on Brockenhurst Street in the charming town of Burnley, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Built in 1900, the property boasts a spacious layout, encompassing 1,012 square feet of well-designed living space.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The two bedrooms provide ample space for rest, making this home suitable for small families or professionals seeking a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is its proximity to local amenities, allowing residents to enjoy the convenience of shops, schools, and parks just a short stroll away. Additionally, the house benefits from a modest yard space, perfect for outdoor activities or simply enjoying a breath of fresh air. On-street parking is also available, providing ease for those with vehicles.

This property presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a spacious home.

# Brockenhurst Street, Burnley, BB10 4ET

£700 Per Month



- Mid Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: D
- Two Bedrooms
- Three Piece Bathroom
- Leasehold
- Two Reception Rooms
- Enclosed Yard
- Council Tax Band: A

## Ground Floor

### Hall

14'4 x 3'1 (4.37m x 0.94m)

UPVC double glazed entrance door, hardwood frosted window, central heating radiator, coving, wood effect laminate flooring, stairs to first floor and door to two reception room two.

### Reception Room Two

13' x 12'11 (3.96m x 3.94m)

Hardwood double glazed window, central heating radiator, gas fire, stone hearth, wood surround and mantle, wood effect laminate floor, double doors to reception room one and door to kitchen,

### Reception Room One

14'1 x 9'4 (4.29m x 2.84m)

Hardwood double glazed window, central heating radiator, coving, meter cupboard, under stairs storage and wood effect laminate flooring.

### Kitchen

10'11 x 6'9 (3.33m x 2.06m)

UPVC double glazed box bay window, wall and base units, wood effect worktops, stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor, tiled splash back, plumbing for washing machine space for fridge freezer, lino flooring and door to rear.

## First Floor

### Landing

6'5 x 3'11 (1.96m x 1.19m)

Doors to two bedrooms and bathroom.

### Bedroom One

13'1 x 12'10 (3.99m x 3.91m)

Hardwood double glazed window, storage and wood effect flooring.

### Bedroom Two

15'1 x 6'3 (4.60m x 1.91m)

Hardwood double glazed window, central heating radiator and wood effect laminate flooring.

### Bathroom

8'10 x 6'4 (2.69m x 1.93m)

Hardwood double glazed frosted window, central heating

radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, storage, tiled elevation and wood effect lino flooring.

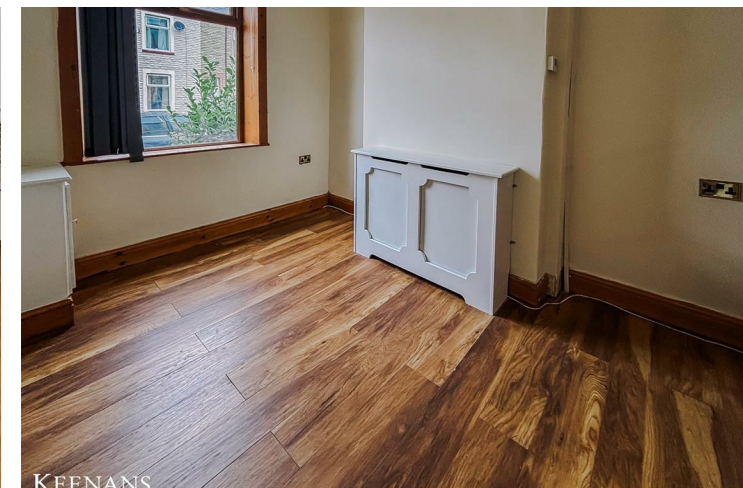
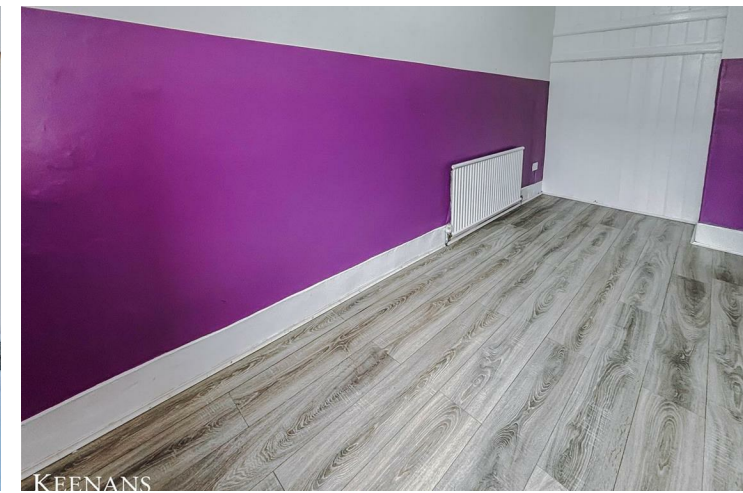
## External

### Front

Paved courtyard and artificial lawn.

### Rear

Enclosed yard.



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