



## Rosie Close, Burnley, BB12 8ET

£165,000

PERFECT INVESTMENT OPPORTUNITY! NO CHAIN DELAY.

A fantastic two bedroom house with family bathroom, en-suite and two external areas. The house has bedrooms to the ground floor with stairs up to the first floor living area. On the first floor is a fitted kitchen with a fully fitted kitchen including gas hob, electric cooker, fridge freezer and washing machine.

There is a superb balcony accessed from the bi fold doors with a great view and glass balustrade.

There is parking to the property for one car with further visitor parking available also.

Call Keenans sales team to view right away on 01282 469023.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		79	
(69-80) C			
(55-68) D			
(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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 2  2  1  C

- Exceptional Mid Terrace Property
- Stunning Open Plan Living Area
- Off Road Parking
- EPC Rating C
- Two Double Bedrooms
- Move-in Ready
- Tenure Freehold
- Two Bathrooms
- No Chain Delay
- Council Tax Band B

## Entrance Hall

## Stairwell

Leading from the entrance hall to the first floor living area.

## Open Plan Kitchen/Living Area

A large open plan living space with bi-folding patio doors, ample dining space and cosy lounge area. The kitchen is fully fitted and offers integrated appliances including electric oven, gas hob, fridge freezer and washing machine.

## Bedroom 1

A double bedroom with en-suite and door out to the patio.

## En-Suite

The en-suite has a cubicle shower, wc and sink unit.

## Bedroom 2

A further double bedroom again with access out to the patio.

## Bathroom

Located on the ground floor with laminate floor, three piece bathroom suite, shower over, heated towel rail, sink unit and wc.

## Patio

A pleasant patio space on the ground floor accessed from the two bedrooms.

## Balcony

A brilliant balcony space with great views, perfect place for relaxing.



Tel: 01282469023

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