

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D	66		
(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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## Brent Street, Burnley, BB10 2QE

£130,000

THREE-BEDROOM TERRACE IN BURNLEY

Nestled on Brent Street in the charming town of Burnley, this delightful mid-terrace house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a generous reception room, ideal for both relaxation and entertaining guests. The space is bright and inviting, providing a warm atmosphere for family gatherings or quiet evenings in.

The kitchen is thoughtfully designed, featuring an adjoining WC for added convenience. This layout ensures that the heart of the home remains functional and accessible, making daily routines a breeze.

The property boasts three well-proportioned bedrooms, each equipped with fitted wardrobes, providing ample storage space while maintaining a tidy appearance. These bedrooms are perfect for families or those needing extra room for guests or a home office.

Completing the interior is a well-designed shower room, which offers a modern touch and enhances the overall appeal of the home.

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 3  2  1  D

- Tenure Freehold
- On Street Parking
- Ideal Family Home With Viewing Essential
- Close Proximity To Local Amenities
- Council Tax Band A
- Three Well Proportioned Bedrooms
- Enclosed Low Maintenance Rear Yard
- EPC Rating D
- Spacious Reception Room
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance Hall

7'11 x 3'7 (2.41m x 1.09m)

### Reception Room

12'11 x 7'9 (3.94m x 2.36m)

### Kitchen

13'3 x 7'5 (4.04m x 2.26m)

### Inner Hall

3'1 x 2'10 (0.94m x 0.86m)

### WC

3'10 x 2'10 (1.17m x 0.86m)

## First Floor

### Landing

8'4 x 7'11 (2.54m x 2.41m)

### Bedroom One

10' x 8'11 (3.05m x 2.72m)

### Bedroom Two

10'8 x 8'3 (3.25m x 2.51m)

### Bedroom Three

8' x 7'6 (2.44m x 2.29m)

### Shower Room

9'10 x 4' (3.00m x 1.22m)

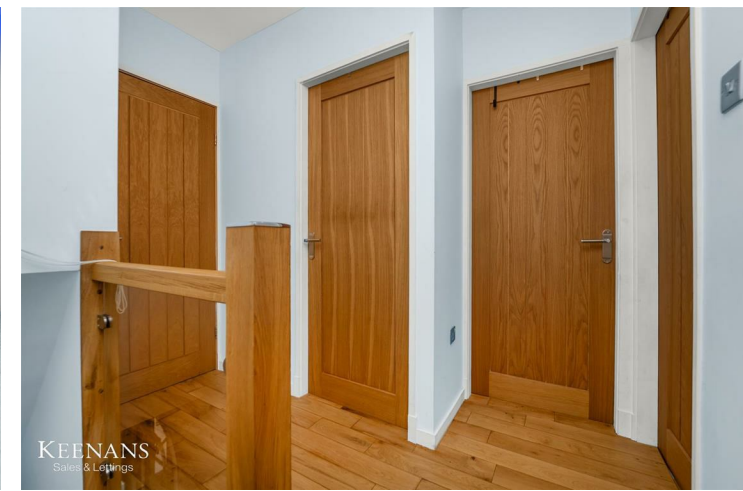
## External

### Rear

Enclosed low maintenance rear yard.

### Front

Enclosed laid to lawn garden and steps leading to front entrance door.



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