

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		71	
(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.

Violet Street, Burnley, BB10 1PU

Offers Over £89,950

A BRIGHT TWO BEDROOM MID TERRACE HOME

Welcome to Violet Street in Burnley, this delightful mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a spacious lounge that invites relaxation and social gatherings, providing a warm and welcoming atmosphere.

The modern kitchen is well-equipped, making it a joy to prepare meals and entertain guests. With two generously sized double bedrooms, there is ample space for rest and personalisation, ensuring comfort for all occupants. The family bathroom is conveniently located, catering to the needs of the household.

Outside, the rear yard offers a private outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. The desirable location enhances the appeal of this home, with local amenities and transport links within easy reach.

This property is not only a wonderful place to live but also a promising investment opportunity in a thriving area. With its combination of space, modern features, and a prime location, this mid-terrace house on Violet Street is a must-see for anyone looking to make a smart move in the property market.

Violet Street, Burnley, BB10 1PU

Offers Over £89,950



- Mid Terrace Property
- Fitted Kitchen
- On Street Parking
- EPC Rating C
- Two Bedrooms
- Ideal Rental Investment
- Tenure Leasehold
- Three Piece Bathroom Suite
- Desirable Location
- Council Tax Band A

Ground Floor

Reception Room

13'5 x 12'8 (4.09m x 3.86m)

Inner Hall

Kitchen

12'1 x 11'3 (3.68m x 3.43m)

First Floor

Landing

5'9 x 5'5 (1.75m x 1.65m)

Bedroom One

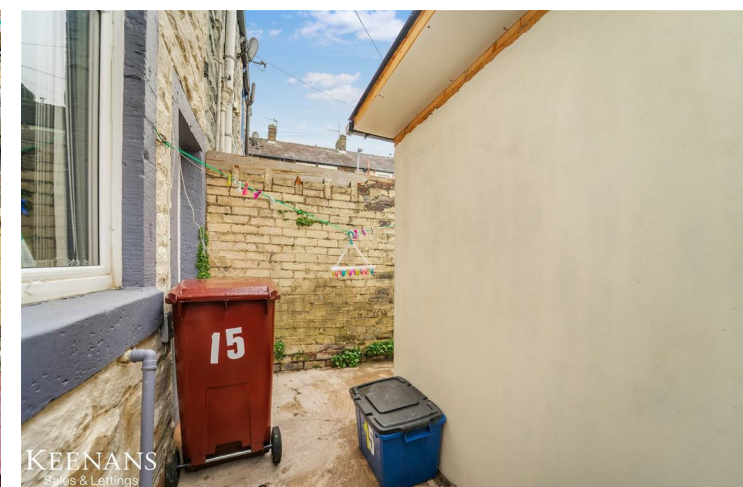
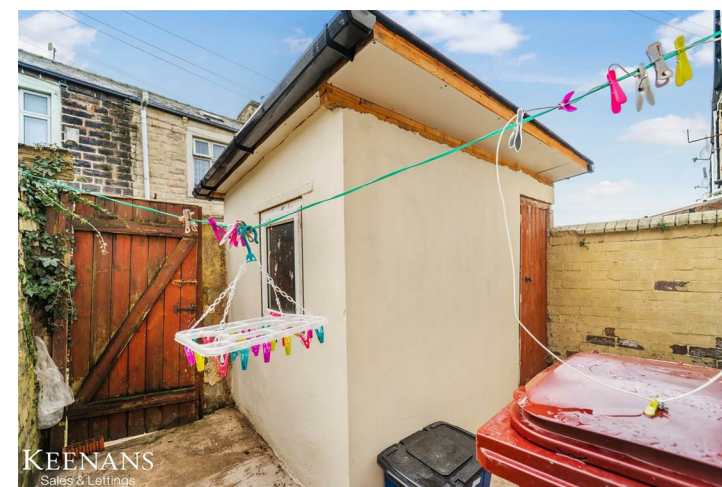
12'11 x 12'8 (3.94m x 3.86m)

Bedroom Two

11'9 x 6'7 (3.58m x 2.01m)

Bathroom

8'10 x 5'8 (2.69m x 1.73m)



Tel: 01282469023

www.keenans-estateagents.co.uk