



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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	

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Brunshaw Avenue, Burnley, BB10 4LD

Offers Over £170,000

A MODERN THREE BEDROOM END TERRACE PROPERTY

Presenting Brunshaw Avenue in Burnley, this fantastic three-bedroom end terrace house offers an excellent opportunity for families and first-time buyers alike. The property boasts a bright and inviting lounge dining room, perfect for both relaxation and entertaining. The modern kitchen is well-equipped, making meal preparation a delight.

Upstairs, you will find three spacious bedrooms, each offering ample space for personalisation and comfort. The three-piece bathroom is conveniently located, ensuring that family life runs smoothly.

Outside, the property features a laid-to-lawn rear garden, providing a lovely outdoor space for children to play or for hosting summer gatherings. Additionally, the convenience of street parking adds to the appeal of this home.

This property is sold with no chain delay, allowing for a swift and hassle-free move. It is ready to move into, making it an ideal choice for those looking to settle in quickly. With its combination of space, modern amenities, and a desirable location, this home is not to be missed.

Brunshaw Avenue, Burnley, BB10 4LD

Offers Over £170,000

 3  1  2  C

- Modern Three-Bedroom End-Terraced Home
 - Three Spacious Bedrooms
 - On Street Parking
 - Tenure - Freehold
- Bright Lounge And Dining Room
 - Laid-To-Lawn Rear Garden
 - EPC Rating - C
- Modern Fitted Kitchen
 - No Onward Chain
 - Council Tax Band - A

Ground Floor

Hall
12'9 x 6'4 (3.89m x 1.93m)

Reception Room
12'6 x 11'4 (3.81m x 3.45m)

Dining Room
16'3 x 8'11 (4.95m x 2.72m)

Kitchen
13'3 x 8'4 (4.04m x 2.54m)

WC
8'7 x 4'3 (2.62m x 1.30m)

First Floor

Landing
22'3 x 5'10 (6.78m x 1.78m)

Bedroom One
14'8 x 11'3 (4.47m x 3.43m)

Bedroom Two
14'2 x 7'10 (4.32m x 2.39m)

Bedroom Three
11'10 x 7'10 (3.61m x 2.39m)

Bathroom
6'11 x 6'8 (2.11m x 2.03m)

External

Front
Laid to lawn garden, path to entrance.

Rear
Enclosed laid to lawn garden.



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