



Total floor area 107.7 sq.m. (1,159 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		71

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.



Albion Street, Burnley, BB11 4JG

£995

A FURNISHED THREE BEDROOM HOUSE WITH ENSUITE BATHROOM AND CELLAR!

Keenans welcome to the rental market Albion Street. A spacious and well presented three bedroom mid terrace, that is the perfect family home. Situated in a sought after location, just off Manchester Road. Close to local amenities and motorway links.

This property benefits from spacious accommodation throughout, Upvc double glazed windows, large kitchen / dining room, ensuite bathroom and gardens to the front and rear. The property would ideally suit a family or couple looking for that bit of extra space. The property also as a cellar and comes furnished.

For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Albion Street, Burnley, BB11 4JG

£995



- Three Bedrooms
- En-suite Bathroom
- Front and Rear Gardens
- Close Proximity To Local Amenities
- Excellent Transport Links
- Two Reception Rooms
- Modern Fitted Kitchen/Dining Room
- Viewing Essential
- EPC Rating D

GROUND FLOOR

Entrance

Composite double glazed frosted entrance door into hall.

Hall

Central heating radiator, doors to reception rooms kitchen diner, cellar and stairs to first floor.

Reception Room One

12'9 x 12'6 (3.89m x 3.81m)

UPVC double glazed window, upright central heating radiators, coving and ceiling rose.

Reception Room Two

14'9 x 11'6 (4.50m x 3.51m)

UPVC double glazed window, central heating radiator, living flame gas fire with wooden surround and tiled hearth.

Kitchen/Dining Room

24'0 x 7'1 (7.32m x 2.16m)

UPVC double glazed window and door to rear yard, central heating radiator, a range of wall and base units, wood effect worktops, electric oven, four ring electric hob, extractor hood, stainless steel sink with drainer and mixer tap, integrated fridge freezer, space and plumbing for washing machine and wood effect vinyl flooring.

FIRST FLOOR

Landing

Doors to three bedrooms, family bathroom and loft access.

Bedroom One

15'0 x 10'7 (4.57m x 3.23m)

UPVC double glazed window, central heating radiator and glass sliding door to en-suite bathroom.

En-suite

7'9 x 5'8 (2.36m x 1.73m)

UPVC double glazed frosted window, chrome effect heated towel rail, shower cubicle with direct feed shower, pedestal wash basin with mixer tap, dual flush WC, extractor fan, tiled elevations and tiled flooring.

Bedroom Two

12'7 x 10'7 (3.84m x 3.23m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'10 x 8'0 (2.69m x 2.44m)

UPVC double glazed window and central heating radiator

Bathroom

7'10 x 5'5 (2.39m x 1.65m)

Chrome effect heated towel rail, panel bath with direct feed overhead shower, vanity washbasin with mixer tap, dual flush WC, part tiled elevations, extractor fan and tiled flooring.

Basement

18'3 x 11'7 (5.56m x 3.53m)

Electric and gas meters.

EXTERNAL

Front

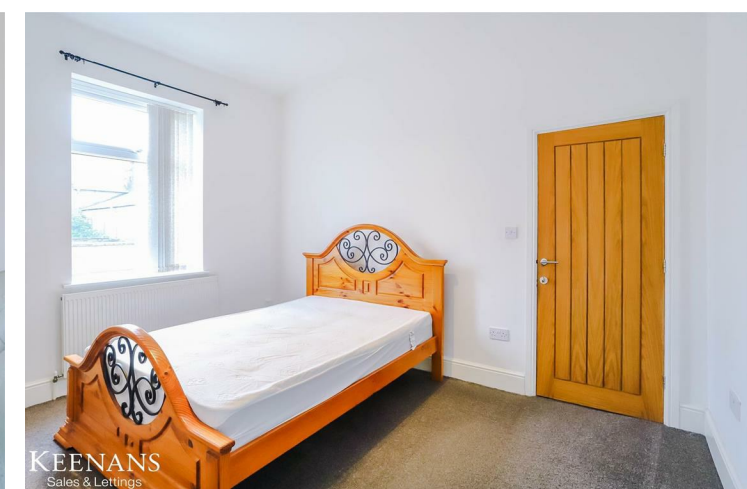
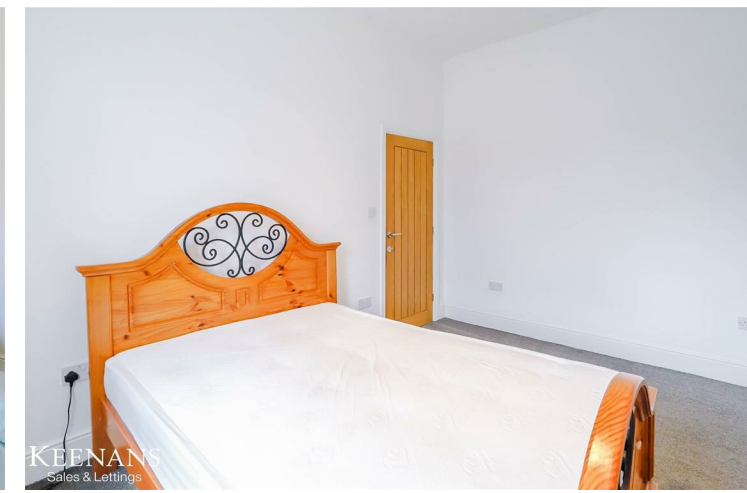
Low maintenance wall front garden and on street parking.

Rear

Rear enclosed yard with gate to shared access.

Agents Notes

Council Tax Band



Tel: 01282507250

www.keenans-estateagents.co.uk