

## Ebor Street, Burnley, BB10 1ER

### Offers Over £120,000

A WONDERFUL TWO BEDROOM TERRACED PROPERTY IN BURNLEY

Nestled in the heart of Burnley on Ebor Street, this charming mid-terrace house offers a delightful opportunity for both first-time buyers and those looking to downsize. With a generous 840 square feet of living space, this beautifully maintained property, built in 1900, exudes character and warmth.

The home features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings in. The two well-proportioned bedrooms provide a comfortable retreat, while the bathroom is conveniently located to serve the needs of the household.

The prime location of this property ensures easy access to local amenities, making it an ideal choice for those seeking convenience and community. The well-kept condition of the house means that it is ready for you to move in and make it your own without the need for extensive renovations.

This fantastic two-bedroom terrace is a rare find in such a desirable area, combining charm, practicality, and a welcoming atmosphere. Whether you are starting your journey as a homeowner or looking to simplify your living situation, this property is sure to meet your needs. Don't miss the chance to view this lovely home and envision your future in it.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

# Ebor Street, Burnley, BB10 1ER

Offers Over £120,000



- Mid Terrace Property
- Two Reception Rooms
- On Street Parking
- EPC Rating TBC
- Two Bedrooms
- Three Piece Shower Room
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

4'2 x 2'10 (1.27m x 0.86m)

### Hallway

9'6 x 2'11 (2.90m x 0.89m)

### Reception Room One

10'7 x 10'1 (3.23m x 3.07m)

### Reception Room Two

13'8 x 13'3 (4.17m x 4.04m)

### Kitchen

13'5 x 7'2 (4.09m x 2.18m)

## First Floor

### Landing

9'2 x 6' (2.79m x 1.83m)

### Bedroom One

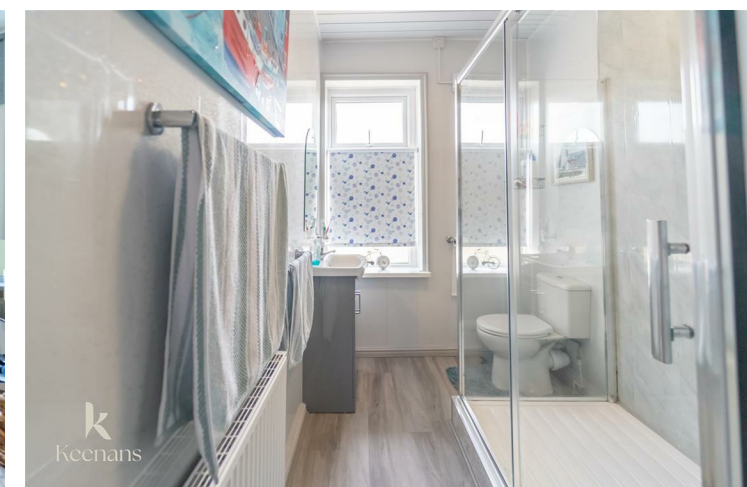
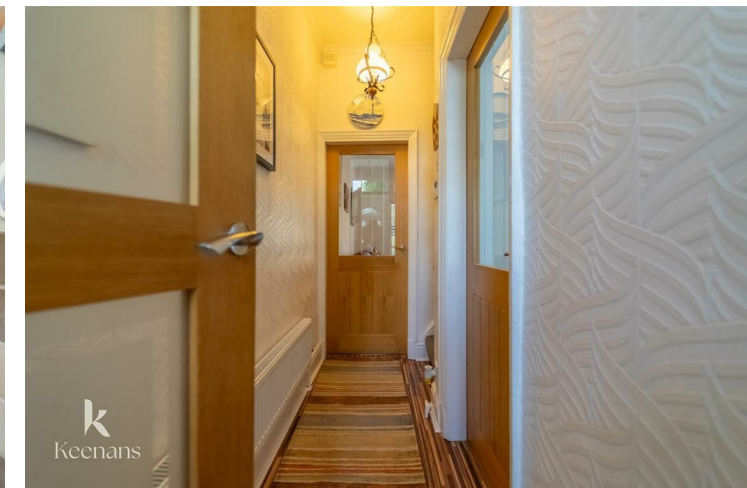
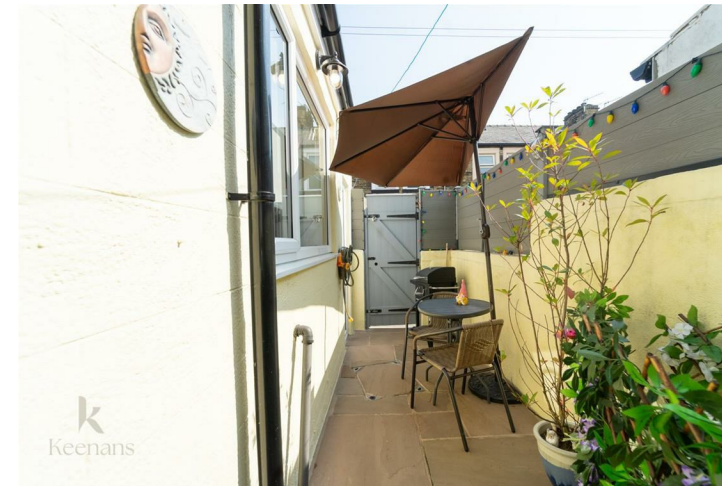
13'3 x 10' (4.04m x 3.05m)

### Bedroom Two

13'11 x 7'2 (4.24m x 2.18m)

### Bathroom

11'5 x 5'11 (3.48m x 1.80m)



Tel: 01282469023

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)