



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.

Lionel Street, Burnley, BB12 6RA

Offers Over £85,000

THREE-BEDROOM FAMILY TERRACE IN BURNLEY

Nestled on the charming Lionel Street in Burnley, this delightful mid-terrace house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a generous reception room that seamlessly flows into a spacious dining area, creating an inviting space ideal for both relaxation and entertaining.

The well-laid-out kitchen is designed for efficiency, providing ample space for culinary pursuits. This home boasts three well-proportioned bedrooms, each offering a tranquil retreat for rest and relaxation. The property is complemented by a well-appointed shower room, ensuring convenience for all residents.

Outside, the rear yard is designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep. This property is perfect for families or professionals seeking a comfortable home in a friendly neighbourhood. With its thoughtful layout and practical features, this house on Lionel Street is a wonderful opportunity for those looking to settle in Burnley.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Lionel Street, Burnley, BB12 6RA

Offers Over £85,000

 3  1  2  C

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

Ground Floor

Vestibule
4'9 x 3'9 (1.45m x 1.14m)
Hardwood single glazed frosted entrance door, central heating radiator, coving, wood effect flooring and door to reception room one.

Reception Room One
14'2 x 13'3 (4.32m x 4.04m)
UPVC double glazed window, central heating radiator, coving, stairs to first floor and open access to reception room two.

Reception Room Two
14'3 x 12'4 (4.34m x 3.76m)
UPVC double glazed window, central heating radiator, coving, living flame gas fire, wood mantle, wood effect flooring and door to kitchen.

Kitchen
15'5 x 7' (4.70m x 2.13m)
UPVC double glazed window, two UPVC double glazed frosted windows, central heating radiator, coving, wall and base units, laminate worktops, tiled splash backs, one and half bowl composite sink with draining board and mixer tap, integrated double oven, four burner gas hob, extractor hood, integrated dishwasher, plumbing for washing machine, space for American style fridge freezer, tile effect floor and hardwood door to rear.

First Floor

Landing
9'7 x 5'9 (2.92m x 1.75m)
Loft access, coving and doors to three bedrooms and shower room.

Bedroom One
14'3 x 10'1 (4.34m x 3.07m)
UPVC double glazed window, central heating radiator, coving and wood effect flooring.

Bedroom Two
9'4 x 6'11 (2.84m x 2.11m)
UPVC double glazed window, central heating radiator, coving and boiler cupboard.

Bedroom Three
9'4 x 6'11 (2.84m x 2.11m)
UPVC double glazed window, central heating radiator and coving.

Shower Room
8'1 x 5'4 (2.46m x 1.63m)
Central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed shower in double enclosure, part tiled elevation and tile effect flooring.

External

Rear
Enclosed yard.



Tel: 01282469023

www.keenans-estateagents.co.uk