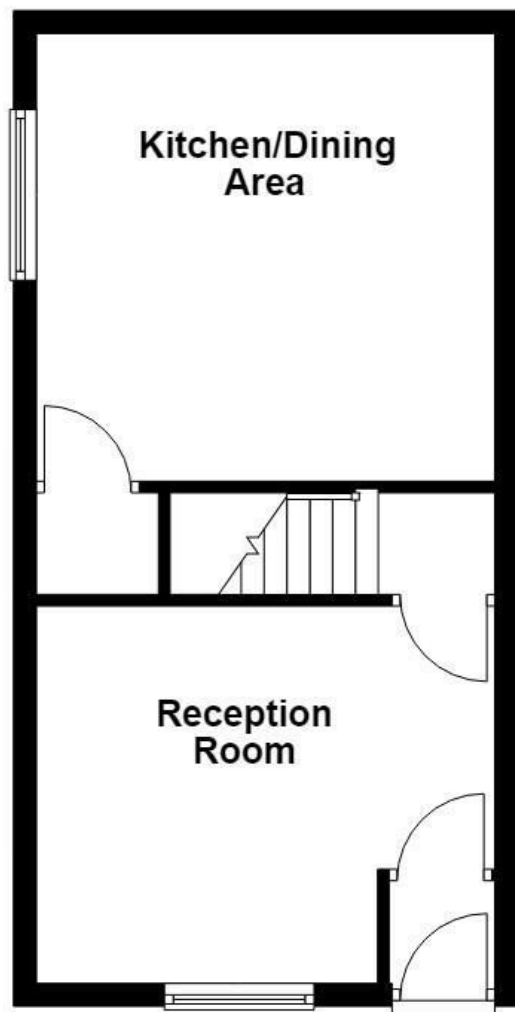
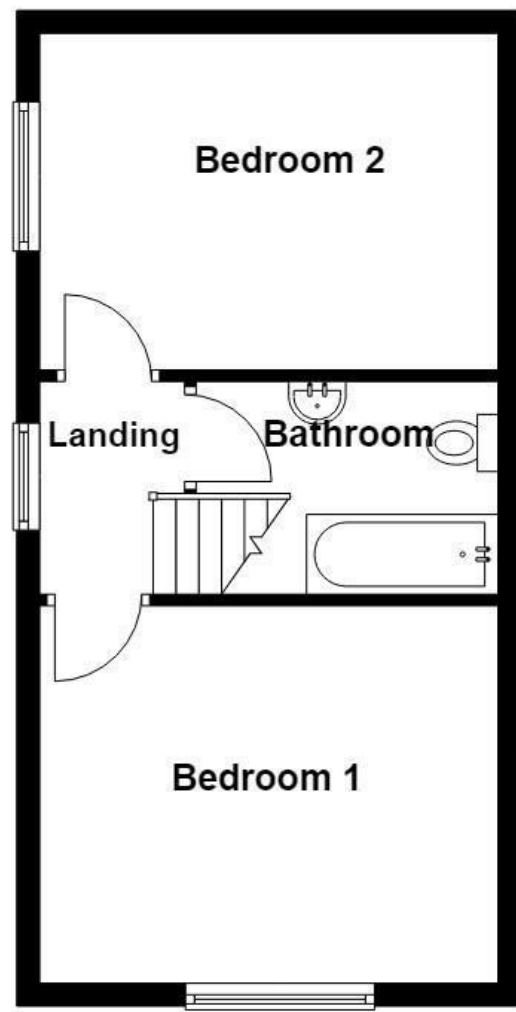


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Hordley Street, Burnley, BB12 6JE

£700 Per Month

Situated in the popular area of Lowerhouse, Burnley close to all local amenities, schools and motorway links, this end terraced property is being welcomed to the market. Directly overlooking a park, with neutral décor throughout, the property has been fully renovated. Internally the property briefly comprises: entrance vestibule leading to a cosy lounge, a fitted modern kitchen/diner and a utility room. To the first floor are two double bedrooms and a three piece bathroom suite. Externally is an enclosed yard to the rear and a laid to lawn area to the front.

Hordley Street, Burnley, BB12 6JE

£700 Per Month

 2  1  1  E

- Two Double Bedroom End Terraced Property
 - Three Piece Bathroom Suite
 - EPC Rating E
- Neutral Decor
 - Council Tax Band A
 - Enclosed Rear Yard
- On Street Parking
 - Fitted Kitchen/Diner

Ground Floor

Entrance Vestibule

Hardwood front entrance door, picture rail, meter cupboard and a door to reception room one.

Reception Room One

12'7" x 9'7" (3.84 x 2.92)

UPVC double glazed window, central heating radiator with a decorative cover, television point, wood effect flooring and open to the inner hall.

Inner Hall

Stairs to the first floor and a door to the dining/kitchen.

Dining Kitchen

13'1" x 13'1" (3.99 x 3.99)

UPVC double glazed window, a range of white wall and base units with granite effect surfaces and white brick effect tiled splashbacks, stainless steel sink with drainer and mixer tap, electric oven with a four ring gas hob and extractor hood, cupboard housing the boiler, central heating radiator, wood effect flooring and a door to the utility room.

Utility Room

UPVC double glazed window, plumbing for washing machine, space for tumble dryer, central heating radiator, tiled flooring, under stair storage cupboard and a door to the rear.

First Floor

Landing

UPVC double glazed window, fitted storage and doors to two bedrooms and the bathroom.

Bedroom One

13'0" x 10'0" (3.96 x 3.05)

UPVC double glazed window and central heating radiator.

Bedroom Two

13'0" x 9'0" (3.96 x 2.74)

UPVC double glazed window and central heating radiator.

Bathroom

Three piece suite comprising: low base WC, pedestal wash basin, panelled bath with an electric feed over head shower, chrome heated towel rail, extractor fan, part tiled elevations and tiled flooring.

External

Front

Laid to lawn area.

Rear

Enclosed yard with gated access to the rear.

Agents Note

The property is Leasehold and Council Tax band A.



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