




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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Lowerhouse Lane, Burnley, BB12 6JA

£795

BEAUTIFULLY PRESENTED TWO-BEDROOM MID-TERRACE PROPERTY

This two-bedroom family home is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, this property is perfect for a small/growing family looking for their long term home, ready to move into. The property boasts two spacious reception rooms and good sized bedrooms.

Comprising briefly, to the ground floor; entrance via the reception room which is open to the second reception room and has a door leading to the first floor. The second reception room has a door into the kitchen which is open to the utility room which flows to the rear. To the first floor is a landing to two bedrooms and a spacious bathroom. Externally, to the rear is an enclosed rear yard with a gate to a shared access road.

For further information or to arrange a viewing please contact our Burnley office at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media platforms Facebook : Keenans Estate Agents and Instagram @keenans.ea

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 **2**  **1**  **1**  **D**

- Tenure Leasehold
 - On Street Parking
 - Viewing Essential
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Two Well Proportioned Bedrooms
 - Three Piece Bathroom Suite
- EPC Rating D
 - Ideal Home For A Couple Or Small Family
 - Ample Rear Yard Space

Ground Floor

Entrance

Composite double glazed frosted door to reception room one.

Reception Room One

12'4 x 10'10 (3.76m x 3.30m)

UPVC double glazed window, central heating radiator, fuse box, coving, electric fire with wood surround, door to second floor, open passage to reception room two,

Reception Room Two

13'4 x 12'4 (4.06m x 3.76m)

UPVC double glazed window, central heating radiator, coving, living flame gas fire with stone surround and hearth surround, integrated storage and door to kitchen.

Kitchen

8'8 x 5'7 (2.64m x 1.70m)

UPVC double glazed window, wall and base units, with laminate work tops, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, spotlights, tiled laminate flooring and open access to utility.

Utility

5'8 x 3'11 (1.73m x 1.19m)

Tiled effect laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

6'8 x 6' (2.03m x 1.83m)

Smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

12'5 x 10'10 (3.78m x 3.30m)

UPVC double glazed window, central heating radiator and integrated storage.

Bedroom Two

14'7 x 6'1 (4.45m x 1.85m)

UPVC double glazed window and central heating radiator.

Bathroom

9' x 5'11 (2.74m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, low flush WC, pedestal wash basin, panel bath with mixer tap and rinse head, integrated storage, extractor fan, tiled lino flooring.

External

Rear

Enclosed paved yard.



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