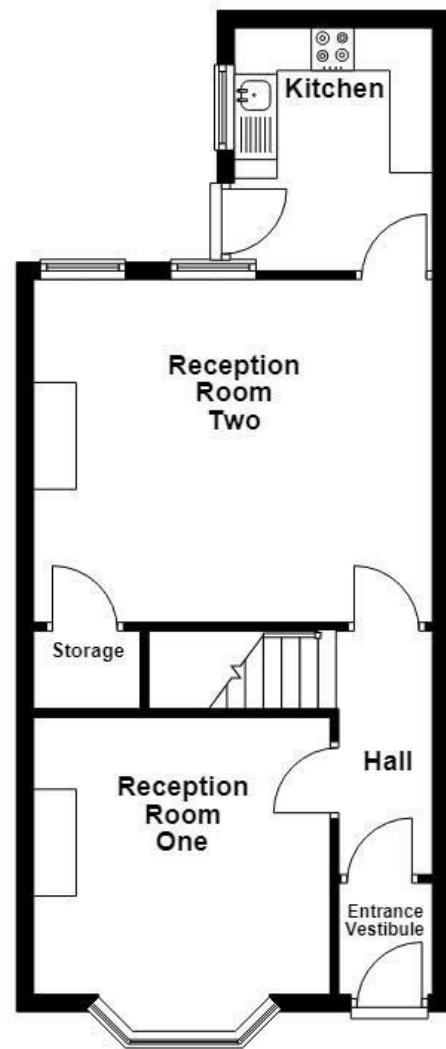
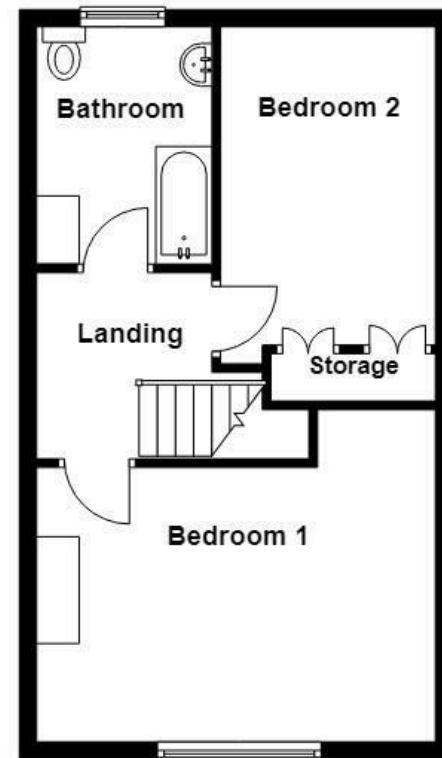


Ground Floor



First Floor



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			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Melville Street, Burnley, BB10 3EL

### Offers Over £110,000

A FANTASTIC TWO BEDROOM TERRACED PROPERTY IN BURNLEY

Nestled on the charming Melville Street in Burnley, this delightful two-bedroom terraced house presents an excellent opportunity for first-time buyers seeking a well-maintained home in a good location. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The two bedrooms are thoughtfully designed, offering a comfortable retreat for rest and relaxation. The bathroom is conveniently located, ensuring practicality for everyday living. The property has on street parking.

This home is not only appealing due to its layout but also its condition, having been well cared for over the years. The surrounding area is vibrant and welcoming, making it an ideal choice for those looking to settle in a friendly community being conveniently situated in close proximity to shops, petrol stations, schools, general hospital and play areas.

With its perfect blend of comfort and convenience, this property is a must-see for anyone looking to embark on their homeownership journey in Burnley. Don't miss the chance to make this lovely house your new home.

Melville Street, Burnley, BB10 3EL

Offers Over £110,000



**Ground Floor**

**Entrance Vestibule**

4'6 x 3'2 (1.37m x 0.97m)

**Hallway**

9'11 x 3'2 (3.02m x 0.97m)

**Reception Room One**

11'5 x 10'8 (3.48m x 3.25m)

**Reception Room Two**

15'2 x 13'2 (4.62m x 4.01m)

**Kitchen**

9'3 x 7'7 (2.82m x 2.31m)

**First Floor**

**Landing**

10'4 x 6'11 (3.15m x 2.11m)

**Bedroom One**

15'2 x 8'3 (4.62m x 2.51m)

**Bedroom Two**

12'4 x 10'11 (3.76m x 3.33m)

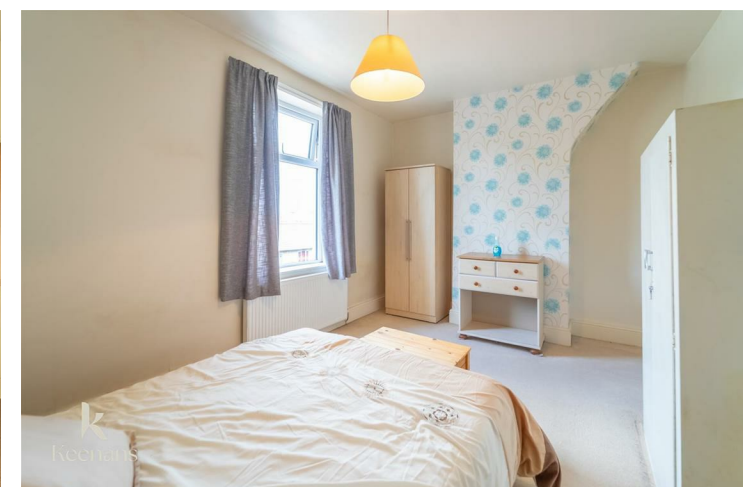
**External**

**Front**

Enclosed courtyard.

**Rear**

Enclosed paved yard with gate to shared access road.



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