



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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Marsden Road, Burnley, BB10 2BZ

Offers In The Region Of £184,950

ENVIALE TWO BEDROOM PROPERTY IN THE HEART OF BURNLEY

This stunning two-bedroom home offers a perfect blend of comfort and convenience. The property boasts a spacious layout, making it an ideal home for small families or professionals seeking a peaceful retreat.

As you enter, you will be greeted by a modern kitchen that is both stylish and functional, complete with a utility area that adds to the practicality of the space. The downstairs WC is a thoughtful addition, enhancing the overall convenience of the home.

The front and back gardens provide ample outdoor space, perfect for enjoying the fresh air or hosting gatherings with friends and family. The gardens are a blank canvas, allowing you to create your own personal oasis.

Situated in a great location, this property is just a stone's throw away from local amenities, ensuring that shops, schools, and parks are easily accessible. This makes it an excellent choice for those who value both tranquility and the vibrancy of community life.

In summary, this house on Marsden Road is a wonderful opportunity for anyone looking to settle in Burnley. With its spacious interiors, modern features, and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.

Marsden Road, Burnley, BB10 2BZ

Offers In The Region Of £184,950

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

- Immaculate Semi Detached Property
 - Stunning Contemporary Kitchen
 - On Street Parking
 - EPC Rating D
- Two Double Bedrooms
 - Bursting with Character
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Low Maintenance Gardens to Front and Rear
 - Council Tax Band B

Ground Floor

Steps to entrance, paving and stone chippings.

Reception Room

18'4 x 14'7 (5.59m x 4.45m)

UPVC double glazed frosted front door, central heating radiator, log burner with stone hearth, exposed brick surround and wooden mantel, television point, exposed beams, wood effect flooring, door leading to kitchen and door to stairs to first floor.

Kitchen

18'1 x 6'10 (5.51m x 2.08m)

UPVC double glazed frosted window, UPVC double glazed window, range of panelled wall and base units with quartz work surfaces and upstands, double ceramic sink with high spout mixer tap, integrated Bosch oven with four ring gas hob and extractor hood, integrated dishwasher, smoke detector, spotlights, tiled flooring and door to utility.

Utility

13'3 x 10'10 (4.04m x 3.30m)

Central heating radiator, smoke detector, space for fridge freezer, plumbing for washing machine, tiled flooring, door to WC, UPVC double glazed French doors front and UPVC double glazed frosted door to rear.

WC

5'11 x 2'7 (1.80m x 0.79m)

UPVC double glazed window, wall mounted wash basin with traditional taps and low basin WC.

First Floor

Landing

11'7 x 5'7 (3.53m x 1.70m)

UPVC double glazed window, smoke detector, central heating radiator, doors leading to two bedrooms and bathroom.

Bedroom One

14'0 x 12'3 (4.27m x 3.73m)

Two UPVC double glazed windows, central heating radiator, loft hatch and fitted wardrobes.

Bedroom Two

12'7 x 7'7 (3.84m x 2.31m)

Two UPVC double glazed windows and central heating radiator.

Bathroom

11'8 x 5'5 (3.56m x 1.65m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, wood panelled bath with mixer tap, jets and overhead electric feed shower, extractor fan, PVC panelling to ceiling, spotlights, tiled elevations and tiled flooring.

External

Rear

Tiered garden with paving, stone chips, decking, mature trees and timber shed.

Front

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