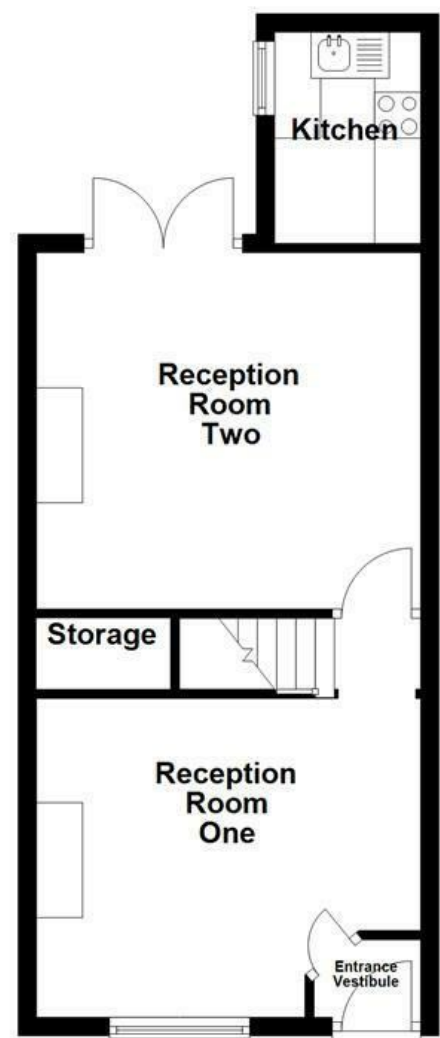
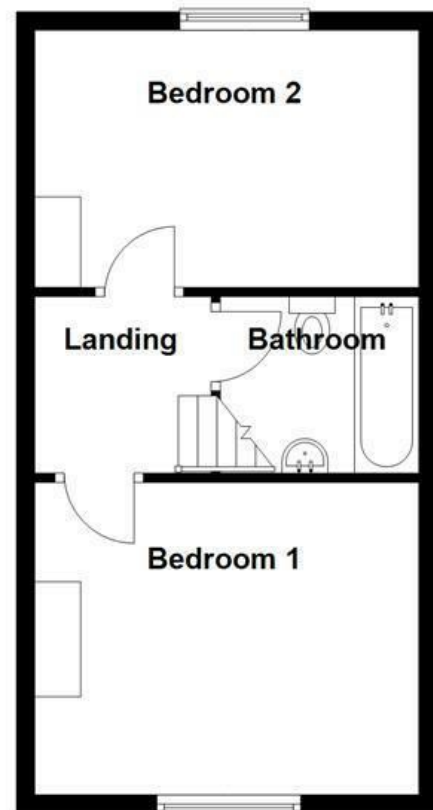


Ground Floor



First Floor



## Wren Street, Burnley, BB12 6QT

### £85,000

AN IMMACULATE TWO BEDROOM MID TERRACED PROPERTY

This beautifully presented, deceptively spacious two bedroom mid terraced property is being proudly welcomed to the market in Burnley. Benefitting from neutral décor and modern fixtures and fittings, this property is situated conveniently close to local amenities, good schools, bus routes and network links to Nelson, Blackburn and Manchester.

Briefly comprising:- a welcoming entrance vestibule has a door to a spacious reception room. The reception room then leads through to an inner hallway which has the staircase to the first floor and guides you through to the second reception room. The second reception room opens up to a modern kitchen. The first floor landing has doors to two double bedrooms and a three-piece bathroom. Externally there is an enclosed yard to the rear with an outbuilding.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience.

| Energy Efficiency Rating                    |                            |                                                                                     |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                           |
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            | <b>87</b>                                                                           |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            | <b>67</b>                  |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

# Wren Street, Burnley, BB12 6QT

£85,000

 2  1  2  D

- Mid Terrace Property With Viewing Essential And No Chain Delay
  - Rear Yard
  - On Street Parking
  - Tenure Leasehold
- Two Double Bedrooms
  - Convenient Location
  - Council Tax Band A
- Two Reception Rooms
  - Three Piece Bathroom
  - EPC Rating C

## Ground Floor

### Entrance

UPVC double glazed frosted door leads to the vestibule.

### Vestibule

4' x 3'9 (1.22m x 1.14m)

Door leads to reception room one.

### Reception Room One

13'8 x 11'5 (4.17m x 3.48m)

UPVC double glazed window, central heating radiator, meter cupboard, two feature wall lights, television point and an opening leads to the inner hall.

### Inner Hallway

3'2 x 2'10 (0.97m x 0.86m)

Stairs to the first floor, smoke alarm, coving to the ceiling and a door leads to reception room two.

### Reception Room Two

13'8 x 12'6 (4.17m x 3.81m)

Central heating radiator, two feature wall lights, television point, smoke alarm, under-stairs storage, UPVC double glazed patio doors lead to the rear and an opening leads to the kitchen.

### Kitchen

7'6 x 5'3 (2.29m x 1.60m)

UPVC double glazed window,, a range of cream wall and base units, granite effect work surfaces, tiled splash-backs, stainless steel sink, drainer and mixer tap, integrated electric oven and a four ring induction hob, extractor hood, space for a fridge and tiled flooring.

## First Floor

### Landing

6'7 x 6' (2.01m x 1.83m)

Loft access, smoke alarm and doors lead to the bathroom and to two bedrooms.

### Bedroom One

13'8 x 11'6 (4.17m x 3.51m)

UPVC double glazed window, central heating radiator and two feature wall lights.

### Bedroom Two

13'8 x 9'2 (4.17m x 2.79m)

UPVC double glazed window, central heating radiator and a boiler.

### External

### Rear

Enclosed rear yard with gate to shared access road.



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