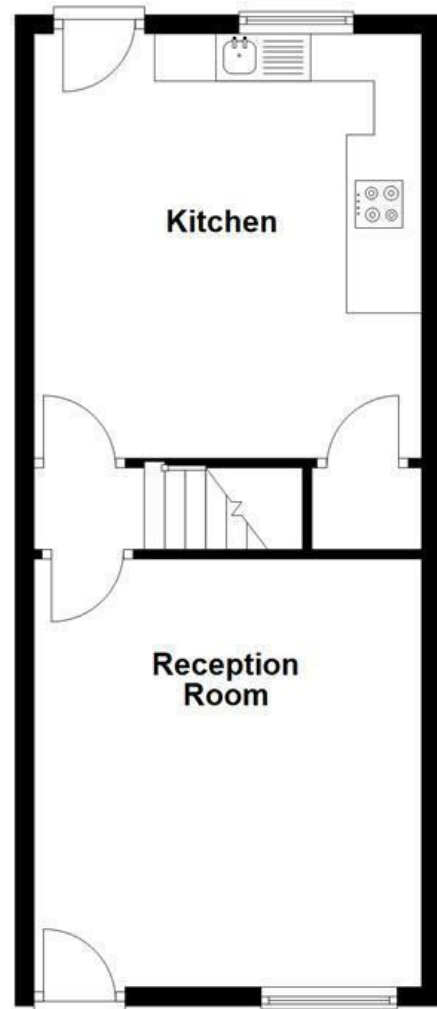


Ground Floor



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		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	79

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.

Burnley Road, Burnley, BB10 2HJ

£139,950

LOVELY THREE-BEDROOM HOME IN BURNLEY

Situated on Burnley Road in the area of Briercliffe, this delightful three-bedroom house offers a perfect blend of comfort and modern living. As you step inside, you are greeted by a spacious and welcoming reception room, ideal for both relaxation and entertaining guests. The well-designed modern kitchen is a standout feature, providing a stylish space for culinary creations and family gatherings.

The property boasts three well-proportioned bedrooms, each offering ample space for personalisation and comfort. The well-appointed bathroom adds to the convenience of this home, ensuring that all your needs are met with ease.

Outside, the rear yard presents a lovely outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. This house is not just a place to live; it is a home where memories can be made.

With its attractive features and prime location, this property is an excellent opportunity for families or individuals seeking a welcoming environment in Briercliffe. Do not miss the chance to

Burnley Road, Burnley, BB10 2HJ

£139,950



- Tenure Leasehold
- On Street Parking
- Viewing Essential
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
- Ideal First Time Buy Ready To Move Into
- Enclosed Rear Yard Suite

Ground Floor

Reception Room

14'10 x 13'3 (4.52m x 4.04m)

Inner Hall

2'11 x 2'5 (0.89m x 0.74m)

Kitchen

14'8 x 13'5 (4.47m x 4.09m)

First Floor

Landing

8'9 x 5'11 (2.67m x 1.80m)

Bedroom One

13'2 x 12' (4.01m x 3.66m)

Bedroom Two

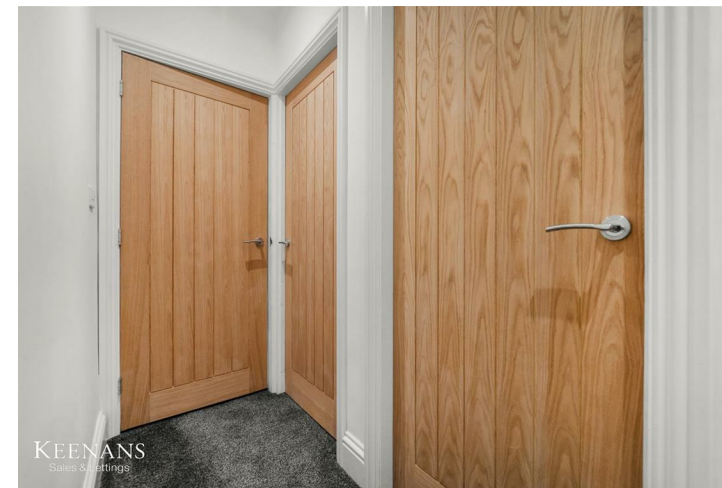
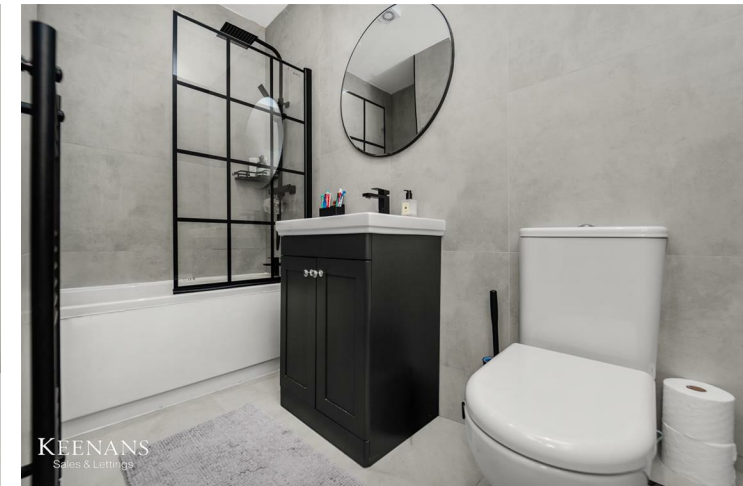
11'10 x 7'7 (3.61m x 2.31m)

Bedroom Three

11'6 x 5'3 (3.51m x 1.60m)

Bathroom

8'9 x 4' (2.67m x 1.22m)



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