



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		
	69	82
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.

## St. Johns Road, Burnley, BB12 6RP

### Offers In The Region Of £79,950

#### TWO BEDROOM MID TERRACE PROPERTY BURSTING WITH POTENTIAL

Located on St. Johns Road in the vibrant town of Burnley, this charming two-bedroom mid-terrace house offers a delightful blend of comfort and convenience. Upon entering, you are welcomed into a spacious lounge that seamlessly flows into the kitchen, creating an inviting space perfect for both relaxation and entertaining. The modern bathroom adds a touch of contemporary style, ensuring that your daily routines are both comfortable and enjoyable. This property also has a basement for storage if needed.

The property boasts both front and rear yards, providing outdoor space for gardening or simply enjoying the fresh air. This feature is particularly appealing for those who appreciate a bit of greenery or wish to create a personal outdoor retreat.

Situated in a great location, this home is just a stone's throw away from the town centre, where you will find a variety of amenities to cater to your everyday needs. Whether you are looking for shops, cafes, or recreational facilities, everything is within easy reach.

This property is ideal for first-time buyers, small families, or investors seeking a promising rental opportunity. With its modern features and prime location, this mid-terrace house is a wonderful place to call home. Don't miss the chance to view this delightful property and envision your future in Burnley.



# St. Johns Road, Burnley, BB12 6RP

## Offers In The Region Of £79,950

 **2**  **1**  **1**  **C**

- Tenure Leasehold
  - On Street Parking
  - Ideal First Time Buy
  - Easy Access To Major Network Links
- Council Tax Band A
  - Two Generously Sized Bedrooms
  - Bursting With Potential
- EPC Rating C
  - Blank Canvas
  - Enclosed Rear Yard

### Ground Floor

#### Entrance

UPVC door to reception room.

#### Reception Room

13'11 x 12'11 (4.24m x 3.94m)

UPVC double glazed window, central heating radiator, coving, door to stairs to first floor and open access to kitchen.

#### Kitchen

12'10 x 10'9 (3.91m x 3.28m)

UPVC double glazed window, central heating radiator, coving, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, oven, four ring electric hob, tiled splash back, plumbing for a washing machine, space for fridge freezer, access to boiler, wood effect flooring, under stairs storage and hard wood door to rear porch.

#### Rear Porch

4'8 x 3'4 (1.42m x 1.02m)

Hard wood sing lazed window, wood effect flooring and UPVC door to rear.

### First Floor

#### Landing

6'10 x 5'3 (2.08m x 1.60m)

Loft hatch, coving, doors to two bedrooms and bathroom.

#### Bedroom One

13' x 9'10 (3.96m x 3.00m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

12'10 x 9'10 (3.91m x 3.00m)

UPVC double glazed window and central heating radiator.

#### Bathroom

7'3 x 6'10 (2.21m x 2.08m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, PVC elevation, extractor fan, PVC to ceiling and wood effect flooring.

### External

#### Rear

Enclosed paved yard.

#### Front

Paved courtyard.



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