

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D	63		
(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.

Parker Street, Burnley, BB10 2HH

£130,000

A STUNNING TWO BEDROOM HOME IN BRIERCLIFFE - NOT TO BE MISSED!

Nestled on Parker Street in the charming area of Briercliffe, Burnley, this stunning mid-terrace house offers an ideal opportunity for first-time buyers. Built in 1900, this property beautifully combines period features with modern living, making it a delightful place to call home.

Spanning an impressive 775 square feet, the house boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The two well-proportioned bedrooms are perfect for restful nights, while the bathroom is conveniently located to serve the needs of the household.

One of the standout features of this property is its turn-key readiness. It has been meticulously maintained, allowing you to move in without the hassle of immediate renovations. The well-kept rear yard offers a private outdoor space, perfect for enjoying a morning coffee or hosting summer barbecues.

Situated close to local amenities, you will find everything you need within easy reach, from shops to parks, enhancing the convenience of daily life. This property is not just a house; it is a perfect first-time home that promises comfort and a sense of community.

In summary, this charming two-bedroom terrace on Parker Street is a wonderful opportunity for those looking to step onto the property ladder. With its blend of character, modern convenience, and a prime location, it is sure to attract interest. Do not miss the chance to make this lovely house your new home.

Parker Street, Burnley, BB10 2HH

£130,000

 2  1  2  D

- Mid-Terraced Property
- Modern Fitted Kitchen
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Three Piece Bathroom
- Tenure Leasehold
- Two Spacious Reception Rooms
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Vestibule

3'6 x 3'5 (1.07m x 1.04m)

Reception Room One

10'5 x 9'8 (3.18m x 2.95m)

Reception Room Two

13'6 x 12'11 (4.11m x 3.94m)

Kitchen

11'8 x 4'11 (3.56m x 1.50m)

First Floor

Landing

8'4 x 6'3 (2.54m x 1.91m)

Bedroom One

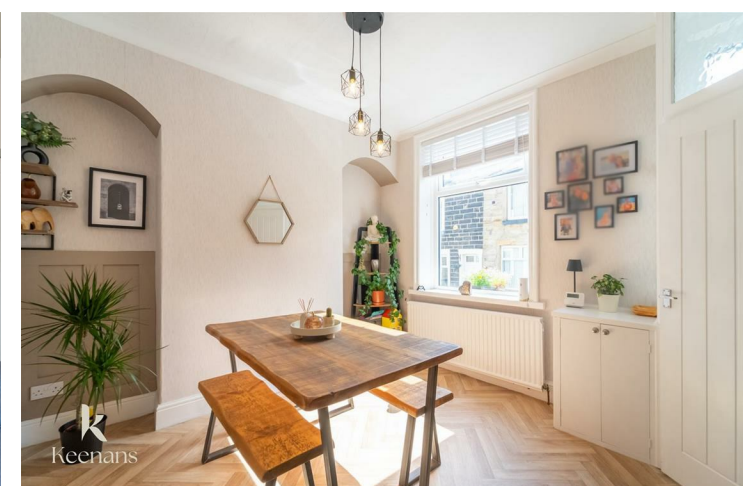
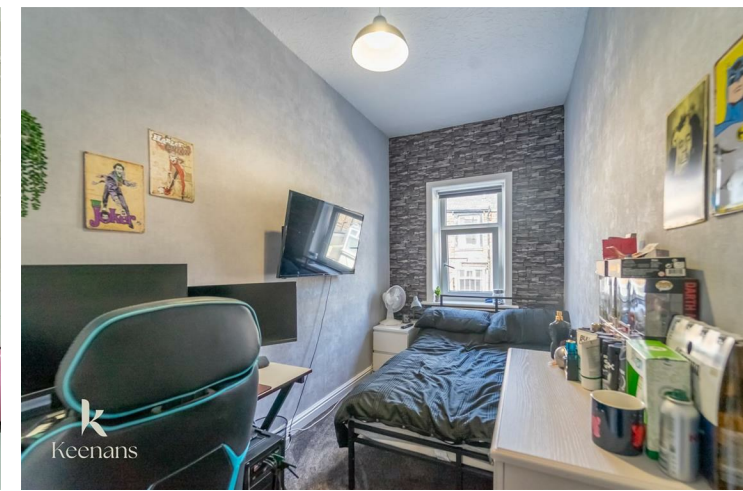
12'10 x 10'5 (3.91m x 3.18m)

Bedroom Two

12'9 x 6'2 (3.89m x 1.88m)

Bathroom

9'4 x 6'4 (2.84m x 1.93m)



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