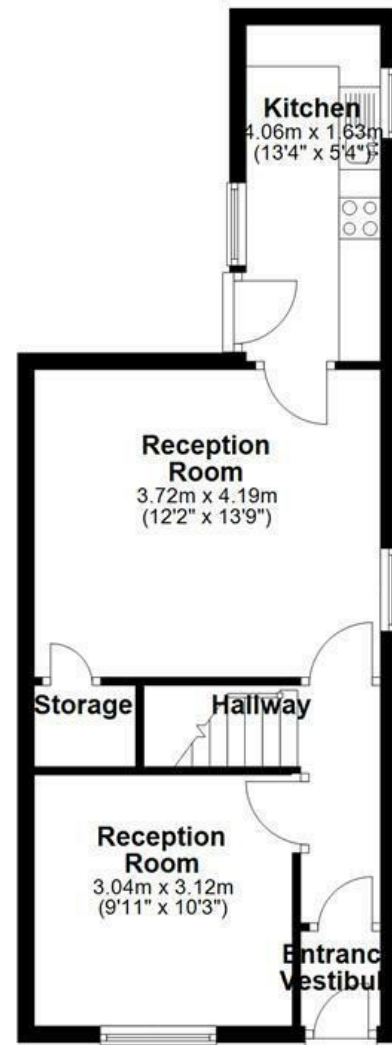
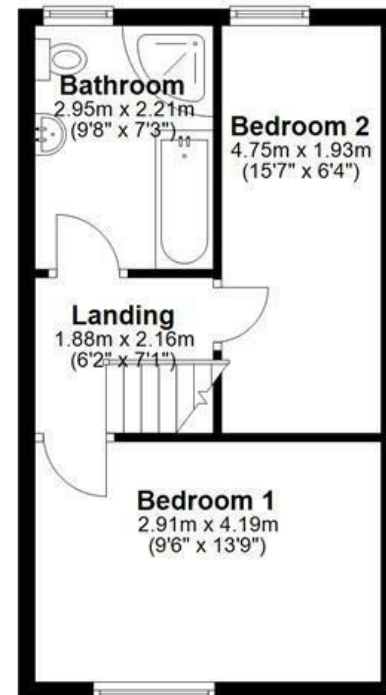


Ground Floor



First Floor



Cuerdale Street, Burnley, BB10 2EP

£120,000


CHARMING TWO BED PROPERTY

Nestled on the charming Cuerdale Street in Burnley, this delightful two-bedroom house offers a perfect blend of comfort and modern living, making it an ideal choice for families. The property boasts two generously sized bedrooms, providing ample space for relaxation and personalisation.

As you enter, you are welcomed by two spacious reception rooms, perfect for entertaining guests or enjoying family time. These versatile spaces can be adapted to suit your lifestyle, whether you envision a cosy lounge or a vibrant play area for children.

The kitchen is a standout feature of this home, equipped with modern fixtures and fittings that cater to both functionality and style. It is a wonderful space for culinary enthusiasts to create delicious meals while enjoying the company of family and friends.

With its thoughtful layout and ample living space, this property is not only a house but a home where cherished memories can be made. The location in Burnley offers a friendly community atmosphere, making it a wonderful place to settle down.

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			
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.

Cuerdale Street, Burnley, BB10 2EP

£120,000



- Tenure Freehold
- On Street Parking
- Viewing Essential
- Easy Access To Major Network Links
- Council Tax Band A
- Two Well Proportioned Bedrooms
- Two Spacious reception Rooms
- EPC Rating TBC
- Ideal First Time Buy
- Fitted Kitchen And Three Piece Shower Room

Ground Floor

Entrance Vestibule

3'9 x 3'2 (1.14m x 0.97m)

Hallway

13'9 x 9'5 (4.19m x 2.87m)

Reception Room One

13'9 x 12'7 (4.19m x 3.84m)

Reception Room Two

10'3 x 9'11 (3.12m x 3.02m)

Kitchen

13'4 x 5'4 (4.06m x 1.63m)

First Floor

Landing

7'1 x 6'2 (2.16m x 1.88m)

Bedroom One

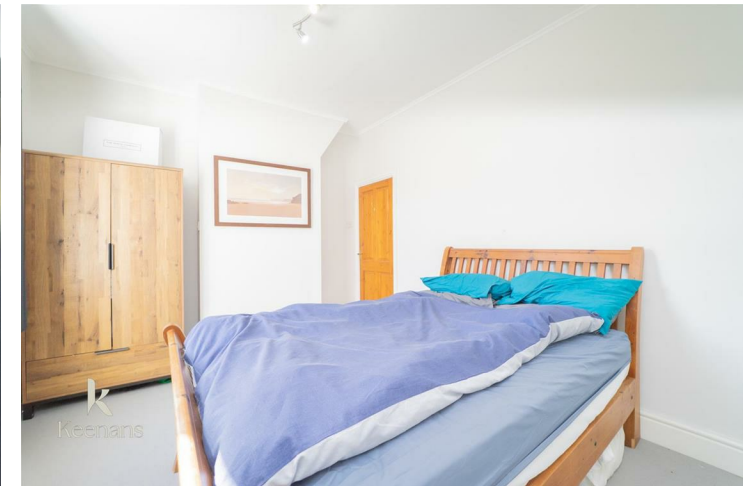
13'9 x 10'5 (4.19m x 3.18m)

Bedroom Two

15'7 x 6'4 (4.75m x 1.93m)

Bathroom

9'8 x 7'3 (2.95m x 2.21m)



Tel: 01282469023

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