



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	82
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Colne Road, Burnley, BB10 2LB

£185,000

CHARMING TWO BEDROOM APARTMENT IN THE HEART OF BURNLEY

This top floor two-bedroom apartment offers a delightful blend of comfort and convenience. As you step inside, you will be greeted by a spacious layout that is perfect for modern living. The main bedroom features an en suite shower room, providing a private retreat for relaxation.

The heart of the home is undoubtedly the large kitchen diner and lounge area, which is ideal for both entertaining guests and enjoying family meals. This open space is designed to be both functional and inviting, making it a wonderful place to create lasting memories.

One of the standout features of this property is the lovely views from the top floor, allowing you to enjoy the beauty of the surrounding area from the comfort of your home.

Situated in a great location, this house is conveniently close to local amenities, ensuring that everything you need is just a short distance away. Whether you are looking for shops, parks, or schools, you will find them all within easy reach.

This property is perfect for those seeking a comfortable and well-located home in Burnley. Don't miss the opportunity to make this lovely house your new home.

Colne Road, Burnley, BB10 2LB
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2 2 1 C

- Council Tax Band; D
 - Gated Off Road Parking
 - Ready To Move Into
 - Easy Access To Major Network Links
- Tenure: Leasehold
 - Enviaible Views
 - Communal Gardens
- EPC Rating: C
 - Contemporary Fitted Kitchen/Dining Area
 - Close Proximity To Local Amenities

Entrance

Door to hall.

Hall

18'2 x 4'5 (5.54m x 1.35m)
Smoke alarm, loft alarm, doors to three bedrooms, bathroom, three storage cupboards, reception room and kitchen/diner.

Reception Room

19'5 x 16'9 (5.92m x 5.11m)
Three UPVC double glazed windows, central heating radiator, coving, spotlights and television point.

Kitchen/Diner

17'1 x 13'8 (5.21m x 4.17m)
UPVC double glazed window, central heating radiator, range of wall and base units, stainless steel one and a half sink and drainer with mixer tap, double oven in a high rise unit, four ring gas hob, tiled splash back, extractor hood, integrated Ideal boiler, part wood effect laminate flooring and door to utility.

Utility

6' x 4'11 (1.83m x 1.50m)
Coving, panelled base units, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer.

Bedroom One

16'10 x 8'10 (5.13m x 2.69m)
UPVC double glazed window, coving, central heating radiator, fitted storage and door to en suite.

En Suite

7'10 x 5'6 (2.39m x 1.68m)
Central heating radiator, dual flush WC, pedestal wash basin, enclosed direct feed shower, tiled elevationextractor fan and tiled floor.

Bedroom Two

13'5 x 9'6 (4.09m x 2.90m)
UPVC double glazed window, central heating radiator, coving and fitted storage.

Office

8'5 x 7'4 (2.57m x 2.24m)
Central heating radiator and coving.

Bathroom

6'5 x 5'11 (1.96m x 1.80m)
Central heating radiator, dual flush WC, pedestal wash basin, panel bath with direct feed shower, tiled elevation, extractor fan and tiled floor.

External

Gated off road parking and communal gardens.



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