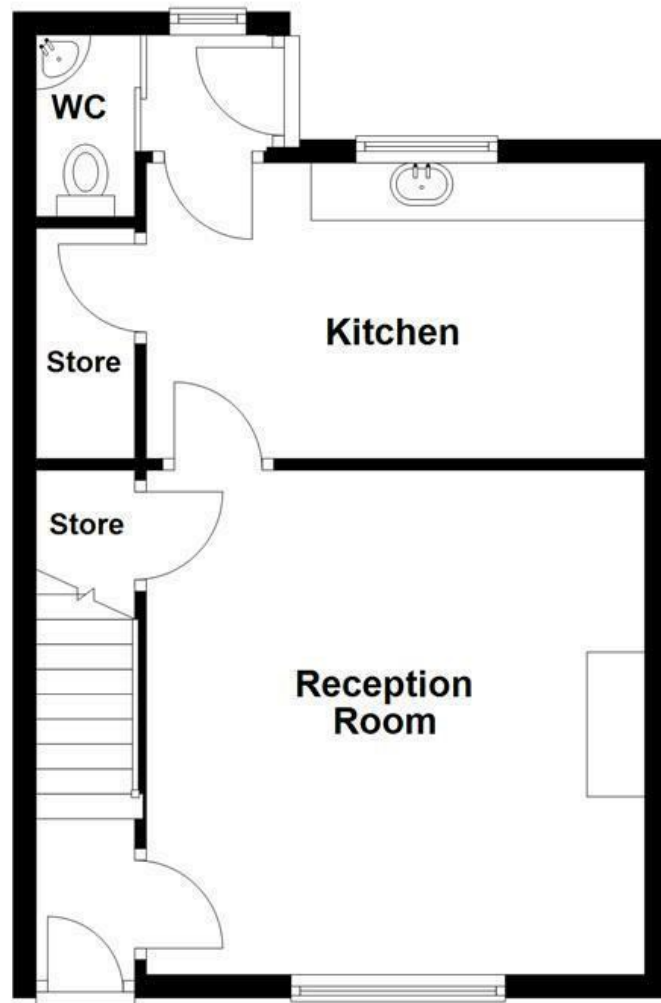
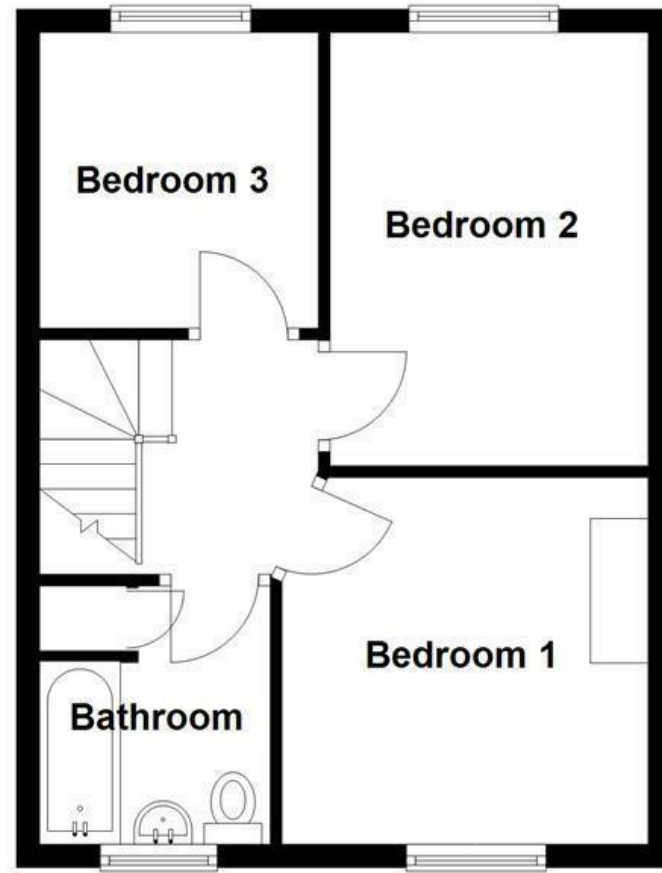


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(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.

Rutland Avenue, Burnley, BB12 6AN

Offers Over £89,950

THREE BEDROOM MID TERRACE PROPERTY BURSTING WITH POTENTIAL

Located on Rutland Avenue in Burnley, this mid-terrace house presents an excellent opportunity for those seeking a property with potential. With three well-proportioned bedrooms, this home is ideal for families or individuals looking to create their perfect living space.

Upon entering, you are welcomed by a spacious lounge that seamlessly flows into the kitchen. The ground floor also features a convenient downstairs WC, adding to the practicality of the layout.

The first floor boasts three good-sized bedrooms, each offering ample space for furnishings and personal touches. The family bathroom is also located on this level, ensuring that all essential amenities are easily accessible.

One of the standout features of this property is the large rear garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air.

This property is sold with no chain, making it an attractive option for those looking to move in quickly. With a little imagination and effort, this home has the potential to be transformed into a delightful haven that reflects your personal style. Don't miss the chance to make this property your own.

Rutland Avenue, Burnley, BB12 6AN

Offers Over £89,950

**3****1****1****E**

- Mid Terrace Property
 - Bursting with Potential
 - On Street Parking
 - EPC Rating E
- Three Bedrooms
 - No Chain Delay
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Gardens to Front and Rear
 - Council Tax Band A

Ground Floor

Entrance Hall

3'11 x 3'7 (1.19m x 1.09m)
UPVC double glazed frosted front door, central heating radiator, smoke detector, door to reception room and stairs to first floor.

Reception Room

14'4 x 14'2 (4.37m x 4.32m)
UPVC double glazed window, central heating radiator, smoke detector, gas fire, doors to under stairs storage and kitchen.

Kitchen

14'2 x 8'5 (4.32m x 2.57m)
UPVC double glazed window, central heating radiator, wall and base units with laminate work surfaces and upstands, inset stainless steel sink with mixer tap, space for fridge freezer, plumbing for washing machine, wall mounted boiler, door to store and hardwood single glazed frosted door to rear porch.

Rear Porch

3'5 x 3'4 (1.04m x 1.02m)
UPVC double glazed window, sliding door to WC and UPVC door to rear.

WC

5'2 x 2'7 (1.57m x 0.79m)
Hardwood single glazed frosted window, corner wall mounted wash basin with traditional tap and high cistern WC.

First Floor

Landing

8'0 x 6'1 (2.44m x 1.85m)
Loft hatch, smoke detector, doors leading to three bedrooms and bathroom.

Bedroom One

10'5 x 10'3 (3.18m x 3.12m)
UPVC double glazed window and central heating radiator.

Bedroom Two

12'4 x 9'0 (3.76m x 2.74m)
UPVC double glazed window and central heating radiator.

Bedroom Three

8'4 x 7'11 (2.54m x 2.41m)
UPVC double glazed window and central heating radiator.

Bathroom

7'11 x 6'8 (2.41m x 2.03m)
UPVC double glazed frosted window, central heating radiator, panel bath with traditional taps and overhead electric feed shower, pedestal wash basin with traditional taps, low basin WC, partially tiled elevations and over stairs storage.

External



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