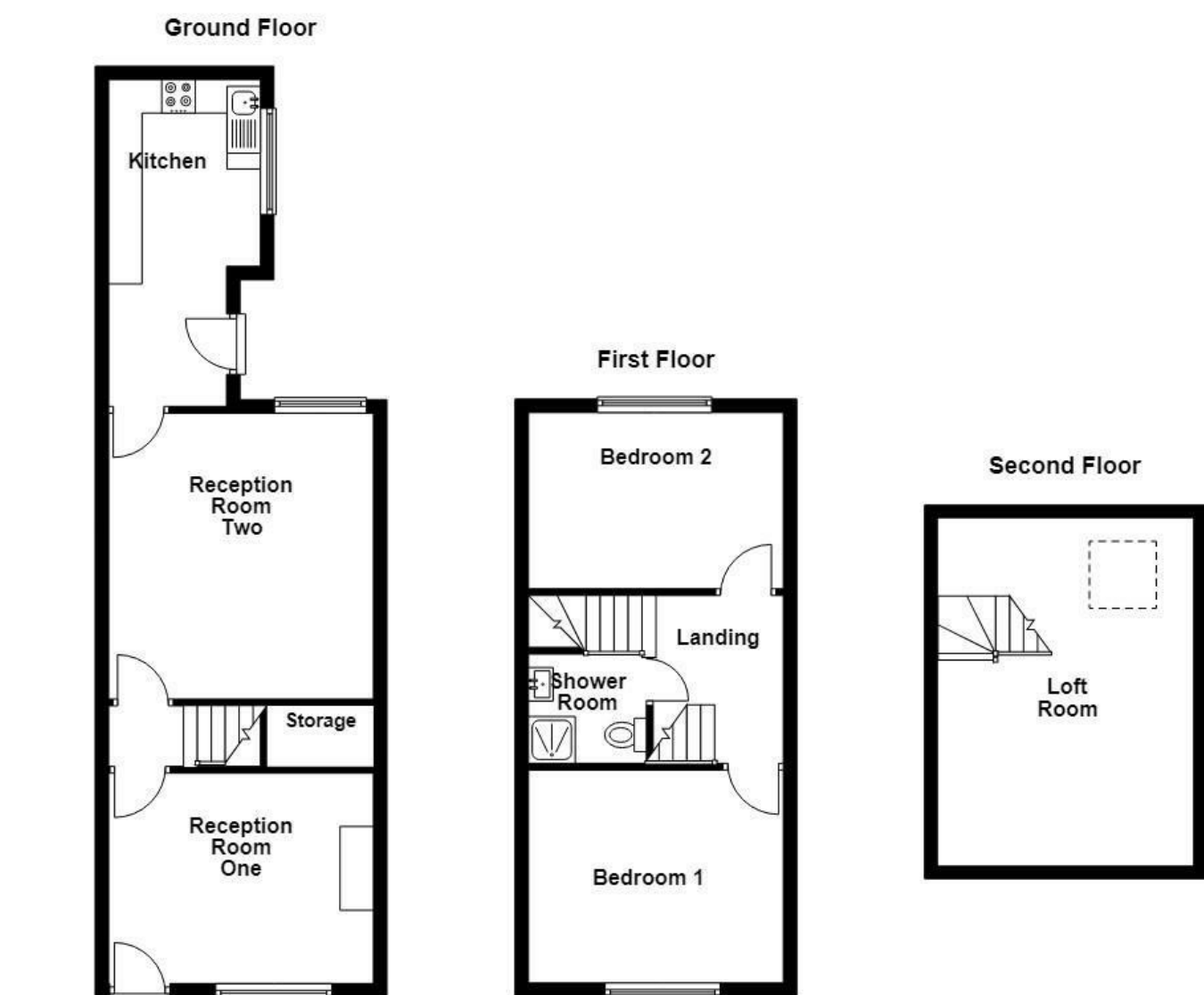
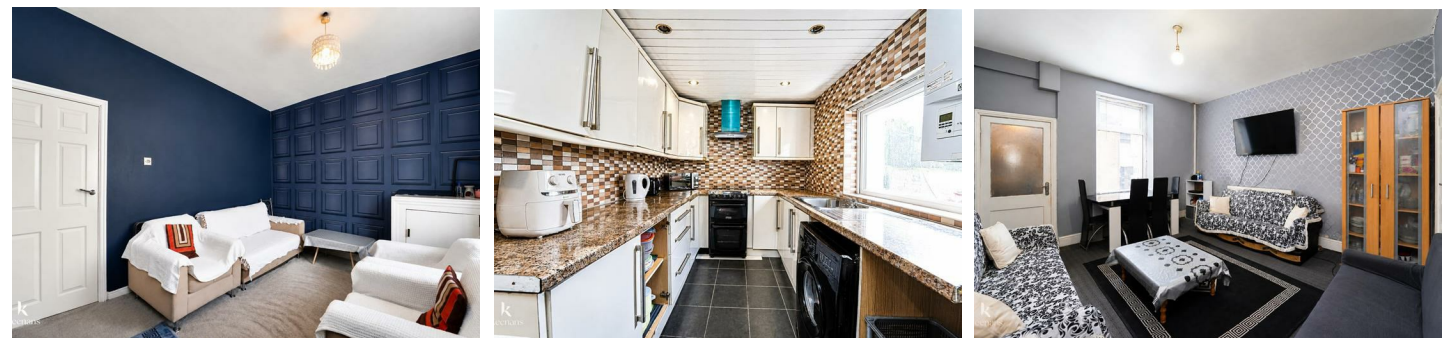




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Evelyn Street, Burnley, BB10 1QA

£90,000

TWO BEDROOM MID TERRACE PROPERTY WITH ADDED LOFT ROOM

Located on Evelyn Street in the charming town of Burnley, this delightful mid-terrace house presents an excellent opportunity for first-time buyers or those seeking a property with great potential for improvement. The home boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

With two well-proportioned bedrooms, this property is ideal for small families or individuals looking for a comfortable living space. The large kitchen is a standout feature, offering plenty of room for culinary creativity and family gatherings.

Additionally, the property includes a loft room, which can serve as a versatile space for a home office, playroom, or extra storage, catering to a variety of lifestyle needs.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, making it a practical choice for everyday living. With its appealing features and potential for further enhancement, this property on Evelyn Street is not to be missed. Whether you are looking to settle down or invest, this house offers a promising opportunity in the heart of Burnley.

Evelyn Street, Burnley, BB10 1QA

£90,000



- Two Bedroom Mid Terraced Property
- Fitted Kitchen And Three Piece Shower Room
- Council Tax Band A
- Easy Access To Major Network Links
- Spacious Loft Room
- Ideal First Time Buy Or Investment Opportunity With Viewing Recommended
- Close To Local Amenities
- Two Reception Rooms
- Tenure Leasehold
- On Street Parking

Ground Floor

Reception Room One

13' x 10'4 (3.96m x 3.15m)

Reception Room Two

14' x 12'9 (4.27m x 3.89m)

Kitchen

16'1 x 7'5 (4.90m x 2.26m)

First Floor

Landing

8'6 x 6'9 (2.59m x 2.06m)

Bedroom One

12'6 x 10'5 (3.81m x 3.18m)

Bedroom Two

12'8 x 8'8 (3.86m x 2.64m)

Shower Room

5'10 x 5'7 (1.78m x 1.70m)

Second Floor

Loft Room

17'2 x 11'9 (5.23m x 3.58m)



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