



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Barbon Street, Burnley, BB10 1TS

£115,000

CHARMING THREE BEDROOM MID TERRACE PROPERTY

Welcome to Barbon Street in Burnley. This delightful property offers a perfect blend of comfort and convenience, making it an ideal family home.

As you enter, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. These rooms flow seamlessly into a bright and inviting kitchen, creating a warm and welcoming atmosphere for family gatherings and social occasions. The kitchen is well-appointed, ensuring that meal preparation is a pleasure.

The property boasts three good-sized bedrooms, each offering a comfortable retreat for rest and relaxation. The family bathroom is conveniently located, providing all the necessary amenities for daily routines.

Outside, you will find both a front and rear yard, with a small outhouse in the rear yard, perfect for additional storage or as a workshop. The outdoor space offers a lovely area for enjoying the fresh air or tending to a small garden.

Situated in a great location, this home is close to local amenities, making daily errands and leisure activities easily accessible. Whether you are looking for a family home or a property with potential for investment, this house on Barbon Street is sure to impress. Don't miss the opportunity to make this lovely property your own.

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£115,000

 3  1  2  E

- Tenure Leasehold
 - On Street Parking
 - Bursting With Potential
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Ideal Investment Opportunity Or First Time Buy
 - Two Spacious Reception Rooms
- EPC Rating E
 - Viewing Essentila
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

Hard wood frosted door to vestibule.

Vestibule

3'4 x 2'11 (1.02m x 0.89m)
Coving Meter cupboard and door to hall.

Hall

10'1 x 3' (3.07m x 0.91m)
Coving, smoke alarm, central heating radiator, doors to two reception rooms and stairs to first floor.

Reception Room One

13'7 x 10'5 (4.14m x 3.18m)
UPVC double glazed leaded box window, central heating radiator, coving, smoke alarm, gas fire with marble and brass surround, two feature wall lights and television point.

Reception Room Two

14'5 x 13'10 (4.39m x 4.22m)
UPVC double glazed box window, central heating radiator, coving, gas fire with decorative surround, under stairs storage, television point and door to kitchen.

Kitchen

9'8 x 7'3 (2.95m x 2.21m)
UPVC double glazed box window, range of wall and base units, under unit lighting, laminate work top, composite sink and drainer with mixer tap, integrated double oven, four ring gas hob, tiled splash back, extractor hood, loft access, plumbed for washing machine, space for fridge freezer, loft access, lino flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

9'6 x 5'4 (2.90m x 1.63m)
Loft access, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

13'10 x 11'3 (4.22m x 3.43m)
UPVC double glazed leaded window, central heating radiator, storage and smoke alarm.

Bedroom Two

11'6 x 6'7 (3.51m x 2.01m)
UPVC double glazed window, central heating radiator and storage.

Bedroom Three

11'5 x 6'11 (3.48m x 2.11m)
UPVC double glazed window, central heating radiator and smoke alarm.

Bathroom

6'7 x 3'10 (2.01m x 1.17m)
Hard wood single glazed window, low flush WC, pedestal wash basin, panel bath, overhead direct feed shower and part tiled elevation.

External

Rear

Enclosed rear yard with outbuilding and gate to shared access road.

Front

Enclosed courtyard with bedding area and stone chippings.



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