



## Berry Street, Burnley, BB11 2LG

### £119,950

FULLY RENOVATED THREE BEDROOM MID TERRACE HOME

Welcome to Berry Street, this charming three-bedroom mid-terrace house offers a delightful blend of modern living and traditional character. Spanning three floors, the property boasts a well-designed open plan kitchen and lounge area, perfect for both entertaining guests and enjoying family time.

The ground floor features two inviting reception rooms, providing ample space for relaxation and social gatherings. The modern shower room is a welcome addition, ensuring convenience and comfort for all residents. Each of the spacious bedrooms is filled with natural light, creating a warm and inviting atmosphere.

Outside, the property benefits from both a front and rear yard, offering private outdoor space for gardening or simply enjoying the fresh air. The location is particularly appealing, situated in a vibrant community with easy access to local amenities, schools, and transport links.

This property is sold with no chain delay, making it an ideal choice for those looking to move in swiftly. Whether you are a first-time buyer or seeking a family home, this residence on Berry Street presents an excellent opportunity to enjoy comfortable living in a sought-after area. Do not miss the chance to make this lovely house your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(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.

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 3  1  2  D

- Fully Renovated Mid Terrace Property
  - Complete Blank Canvas
  - On Street Parking
  - EPC Rating D
- Three Bedrooms
  - No Chain Delay
  - Tenure Freehold
- Three Piece Shower Room
  - Enclosed Yard to Rear
  - Council Tax Band A

### Ground Floor

#### Reception Room One

14'7 x 14'1 (4.45m x 4.29m )

Composite double glazed frosted front door, UPVC double glazed window, central heating radiator, meter cupboard, smoke detector, spotlights, door to reception room two and stairs to first floor.

#### Reception Room Two

15'10 x 14'2 (4.83m x 4.32m )

UPVC double glazed window, central heating radiator, smoke detector, spotlights, door to under stairs storage and open access to kitchen.

#### Kitchen

11'5 x 6'3 (3.48m x 1.91m )

UPVC double glazed window, range of panelled wall and base units with wood effect work surfaces, tiled splashback, integrated oven with four ring electric hob and extractor hood, stainless steel sink and drainer with high spout mixer tap, integrated fridge freezer, plumbing for washing machine, spotlights, wood effect flooring and UPVC door to rear.

### First Floor

#### Landing

8'10 x 5'3 (2.69m x 1.60m )

Central heating radiator, smoke detector, spotlights, doors leading to two bedrooms, shower room and stairs to second floor.

#### Bedroom One

14'1 x 10'10 (4.29m x 3.30m)

UPVC double glazed window, central heating radiator and spotlights.

#### Bedroom Two

14'3 x 10'8 (4.34m x 3.25m)

UPVC double glazed window, central heating radiator and spotlights.

#### Shower Room

8'5 x 7'11 (2.57m x 2.41m)

Central heated towel rail, walk-in direct feed rainfall shower with rinse head, pedestal wash basin with mixer tap, dual flush WC, tiled elevations and tiled flooring.

### Second Floor

#### Bedroom Three

13'4 x 12'8 (4.06m x 3.86m)

Velux window, central heating radiator and smoke detector.

### External

#### Rear

Enclosed yard with paving and stone chippings.

#### Front

Enclosed paved forecourt.



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