



## Melville Street, Burnley, BB10 3EN

£139,950

A BRILLIANT TWO BEDROOM MID-TERRACED PROPERTY IN BURNLEY

Nestled on the charming Melville Street in Burnley, this delightful mid-terrace house presents an excellent opportunity for small families seeking a comfortable and convenient home. Boasting two well-proportioned reception rooms, this property offers ample space for relaxation and entertaining. The two inviting bedrooms provide a peaceful retreat, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this home is its lovely view of the nearby park, which adds a touch of nature to your daily life and offers a perfect spot for leisurely strolls or family picnics. The property is ideally situated close to local amenities, ensuring that shops, schools, and other essential services are just a short distance away, making everyday living both easy and enjoyable.

This charming terraced house is not only a practical choice but also a welcoming space that is ready to be filled with cherished memories. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs and exceed your expectations. Don't 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			
(81-91) B			84
(69-80) C		69	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Melville Street, Burnley, BB10 3EN

£139,950

 2  1  2  C

- Two Bedroom Mid Terrace Home
- Two Spacious Reception Rooms
- Views Over Nearby Parkland
- Ideal For First Time Buyers Or Small Families
- Convenient Access To Local Amenities
- Popular Burnley Location
- On Street Parking Available
- EPC Rating - C
- Council Tax Band - A
- Tenure - Leasehold

## Ground Floor

### Hallway

14'3 x 3'2 (4.34m x 0.97m)

### Reception Room One

13'5 x 11'6 (4.09m x 3.51m)

### Reception Room Two

15'12 x 13'2 (4.57m x 4.01m)

### Kitchen

9'5 x 8'10 (2.87m x 2.69m)

## First Floor

### Landing

12'2 x 5'4 (3.71m x 1.63m)

### Bedroom One

17'11 x 11'6 (5.46m x 3.51m)

### Bedroom Two

10'5 x 8'10 (3.18m x 2.69m)

### Bathroom

9'8 x 5'10 (2.95m x 1.78m)

### External

Courtyard to the front and enclosed paved yard at rear.



Tel: 01282469023

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)