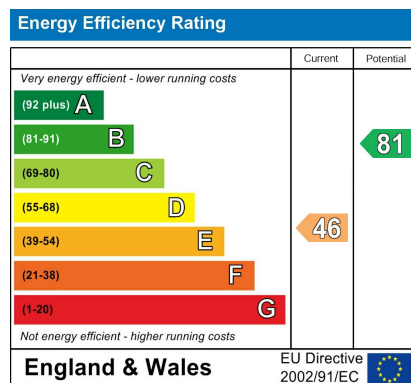
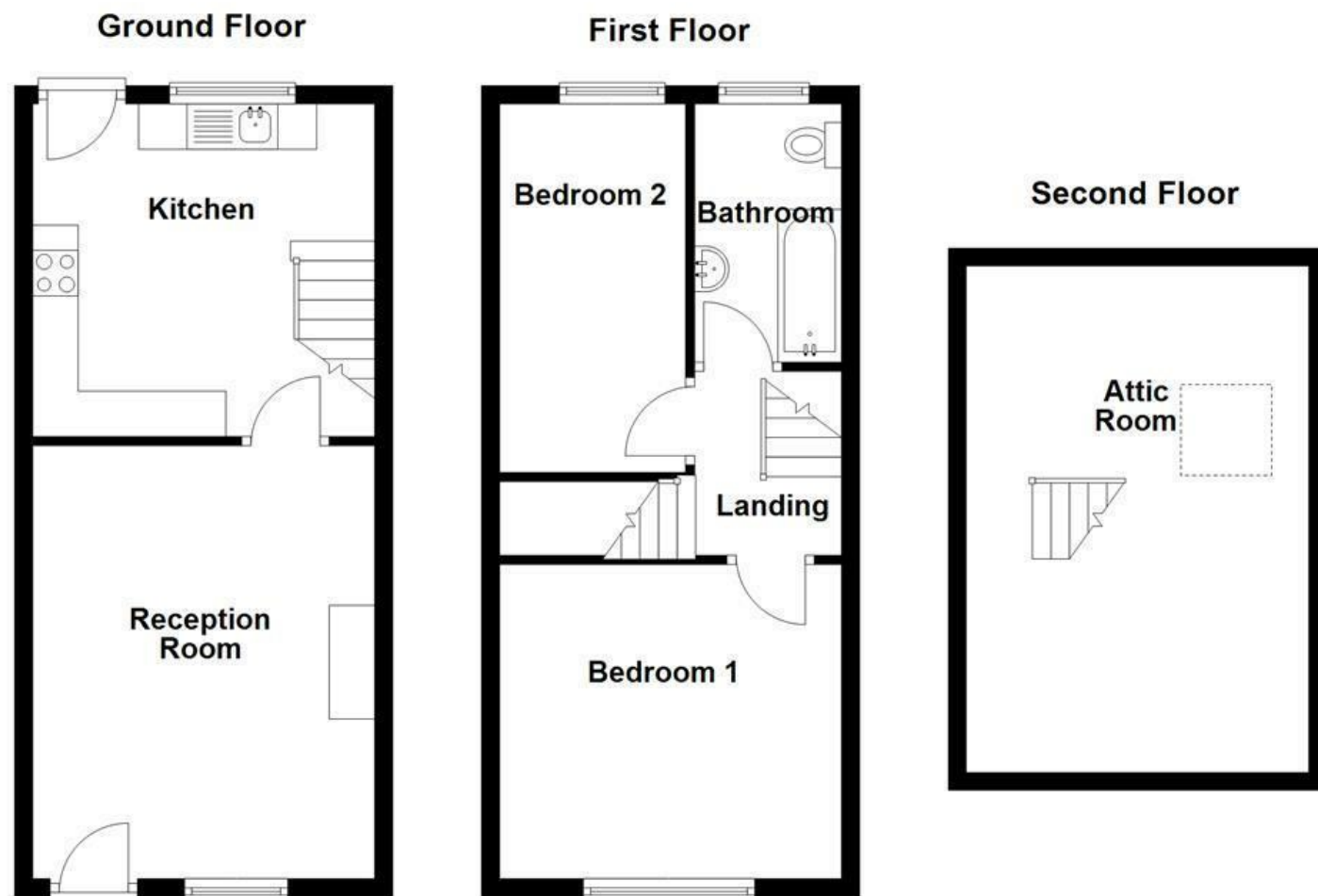




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Saltburn Street, Burnley, BB12 6JW

£95,000

THREE BEDROOM TERRACE PROPERTY BURSTING WITH POTENTIAL

This charming mid-terrace house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house boasts a spacious layout, ensuring that every corner feels open and airy. The well-appointed bathroom caters to all your needs, making daily routines a breeze.

One of the standout features of this property is its prime location. Situated close to a variety of amenities, residents will find shops, schools, and parks just a short stroll away. Additionally, the excellent motorway links nearby make commuting to surrounding areas effortless, enhancing the appeal for those who travel for work or leisure.

This mid-terrace home is not just a place to live; it is a gateway to a vibrant community and a lifestyle filled with convenience. Whether you are a first-time buyer or looking to invest, this property presents an excellent opportunity in a sought-after area. Do not miss the chance to make this lovely house your new home.

Saltburn Street, Burnley, BB12 6JW

£95,000

 **2**  **1**  **1**  **E**

- Mid Terraced Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating: E
- Two Bedrooms And Attic Room
 - Three Piece Bathroom
 - Tenure; Leasehold
- Spacious Reception Room
 - Enclosed Rear Yard
 - Council Tax Band; A

Ground Floor

Reception Room

15'7 x 12'4 (4.75m x 3.76m)
UPVC double glazed frosted entrance door, UPVC double glazed window, central heating radiator, coving, gas fire, marble effect hearth and surround, wood mantle, TV point and door to kitchen.

Kitchen

12'4 x 12' (3.76m x 3.66m)
UPVC double glazed window, central heating radiator, spotlights, wall and base units, granite effect worktops, integrated oven, four burner gas hob, extractor hood, stainless steel sink with draining board and mixer tap, space for fridge freezer, plumbing for washing machine, Vaillant boiler, under stairs storage, lino flooring, stairs to first floor and UPVC double glazed frosted door to rear.

First Floor

Landing

6' x 5'4 (1.83m x 1.63m)
Smoke alarm, stairs to second floor and doors to two bedrooms and bathroom,

Bedroom One

12'6 x 11'4 (3.81m x 3.45m)
UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Two

13'4 x 6'7 (4.06m x 2.01m)
UPVC double glazed window and central heating radiator.

Bathroom

9'4 x 5'4 (2.84m x 1.63m)
UPVC double glazed frosted window, central heating radiator, central heated towel rail, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and direct feed rainfall shower over, tiled elevation and lino flooring.

Second Floor

Attic Room

18'3 x 11'11 (5.56m x 3.63m)
UPVC double glazed Velux window and central heating radiator.

External

Rear

Enclosed paved yard, artificial lawn and storage shed.



Tel: 01282469023

www.keenans-estateagents.co.uk