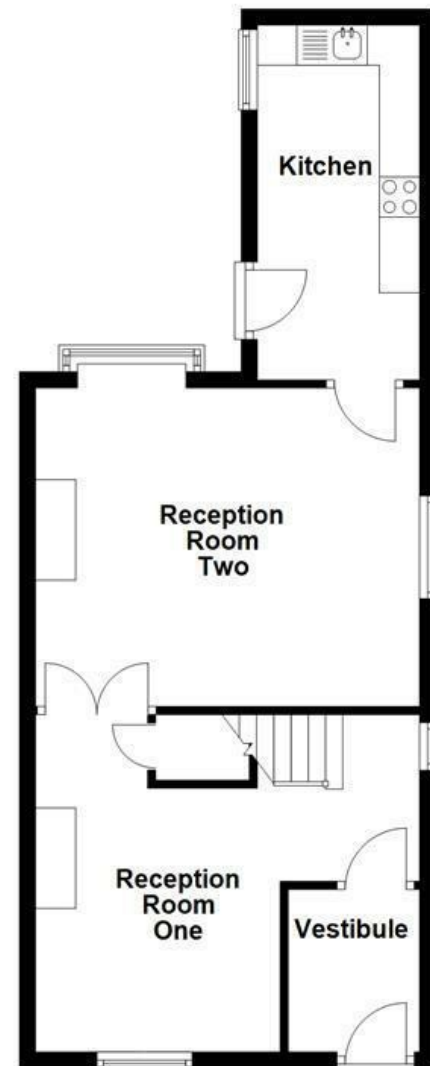


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	78
<b>England &amp; Wales</b>	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.

## St. Cuthbert Street, Burnley, BB10 1UD

### Offers Over £80,000

#### THREE BEDROOM END TERRACED HOME

Situated on St. Cuthbert Street in Burnley, this deceptively spacious three-bedroom end terraced home presents an excellent opportunity for first-time buyers or those seeking a rental investment. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining, alongside a well-appointed kitchen on the ground floor.

Upstairs, you will find three generously sized bedrooms, perfect for accommodating family or guests. The bathroom is conveniently located to serve all bedrooms, ensuring comfort and practicality for everyday living.

The low maintenance rear yard offers a private outdoor space, ideal for enjoying the fresh air without the burden of extensive upkeep. This feature is particularly appealing for those with a busy lifestyle or those who prefer to spend their time enjoying the local amenities rather than tending to a garden.

Situated in a convenient location, this home is within easy reach of local amenities and schools, making it an ideal choice for families or professionals alike. With its blend of space, comfort, and practicality, this property is sure to attract interest. Do not miss the chance to view this charming home that perfectly balances modern living with a welcoming atmosphere.

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# St. Cuthbert Street, Burnley, BB10 1UD

## Offers Over £80,000

 3  1  2  D

- Tenure Leasehold
  - On Street Parking
  - Two Spacious Reception Rooms
  - Close Proximity To Local Amenities
- Council Tax Band A
  - Ideal First Time Buy
  - Enclosed Rear Yard Space
- EPC Rating D
  - Viewing Essential
  - Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

UPVC double glazed frosted door to vestibule.

#### Vestibule

6'9 x 5'4 (2.06m x 1.63m)

UPVC double glazed frosted window and door to reception room one.

#### Reception Room One

15'8 x 10'8 (4.78m x 3.25m)

UPVC double glazed window, central heating radiator, ceiling rose, two feature wall lights, wood effect flooring and open to inner hall.

#### Reception Room Two

15'1 x 13'1 (4.60m x 3.99m)

Two UPVC double glazed windows, central heating radiator, ceiling rose, wall mounted fire, wood effect flooring and door to kitchen.

#### Kitchen

11'11 x 6'6 (3.63m x 1.98m)

UPVC double glazed window, wall and base units, laminate work top, space for freestanding oven, tiled splash back and extractor hood, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine, spotlights, tiled flooring, UPVC double glazed frosted door to rear.

### First Floor

#### Landing

Partia;l wood panel elevation, doors to three bedrooms and bathroom.

#### Bedroom One

13'6 x 10'8 (4.11m x 3.25m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Two

10'6 x 7'3 (3.20m x 2.21m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

10'6 x 7'1 (3.20m x 2.16m)

UPVC double glazed window, central heating radiator, coving, wall mounted boiler and fitted storage.

#### Bathroom

6'11 x 6'11 (2.11m x 2.11m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower, PVC panelled ceiling, tiled elevation and wood effect flooring.

### External

#### Rear

Enclosed paved yard with gate to shared access road.



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