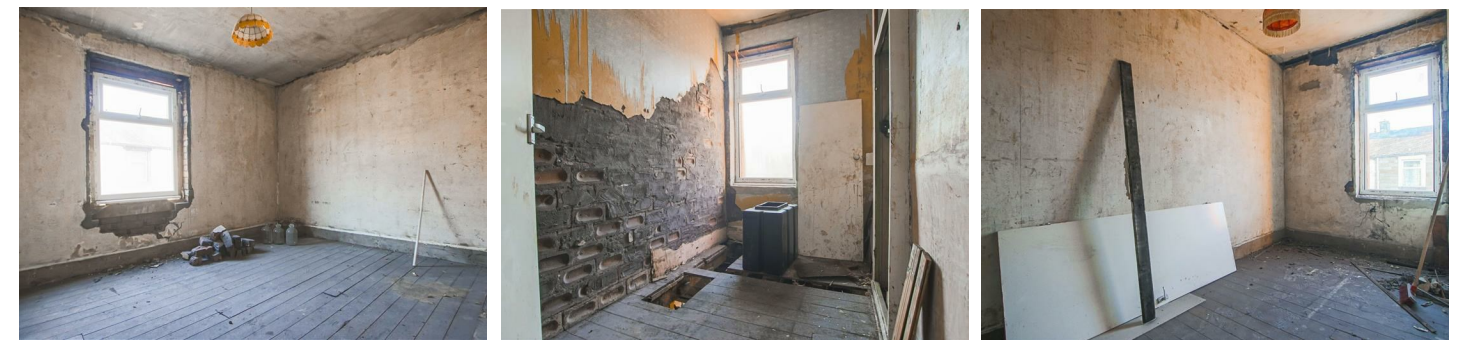


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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			
<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.

## Redvers Street, Burnley, BB10 1RT

£49,995

THE PERFECT INVESTMENT/DEVELOPMENT OPPORTUNITY

Requiring full renovation throughout, this two-bedroom, mid-terraced home offers fantastic potential to an investor or developer looking to expand their portfolio. With easy access to Burnley General Hospital and all town centre amenities, the property boasts a highly convenient location. Internally the property's current layout provides two well proportioned reception rooms and a kitchen extension with two bedrooms to the first floor.

The property comprises briefly, to the ground floor: entrance through the vestibule to a hallway with stairs leading to the first floor and doors providing access to two reception rooms. The second reception room leads to the kitchen which provides access to the rear yard. To the first floor is a landing with doors leading to two bedrooms and a bathroom. Externally the property boasts an enclosed rear yard with outbuilding and gate to a shared access road.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

# Redvers Street, Burnley, BB10 1RT

£49,995



- Mid Terrace Property
- In Need Of Full Renovation
- Council Tax Band A
- Two Bedrooms
- Enclosed Rear Yard
- EPC Rating: TBC
- Investment Opportunity
- Leasehold

## Ground Floor

### Entrance Vestibule

4' x 3'2 (1.22m x 0.97m)

UPVC double glazed front entrance door, dado rail and door to the hallway.

### Hallway

10'2 x 3'7 (3.10m x 1.09m)

Corbels, stairs to the first floor and doors to two reception rooms.

### Reception Room One

11'2 x 10'3 (3.40m x 3.12m)

Hardwood single glazed frosted window.

### Reception Room Two

13'10 x 13'1 (4.22m x 3.99m)

Hardwood single glazed frosted window, understairs storage and door to the kitchen.

### Kitchen

13'7 x 7'8 (4.14m x 2.34m)

Hardwood single glazed window, stainless steel sink and hardwood single glazed frosted door to the rear.

## First Floor

### Landing

Doors to two bedrooms and bathroom.

### Bathroom

10'3 x 5'10 (3.12m x 1.78m)

UPVC double glazed frosted window.

### Bedroom One

13'10 x 11'1 (4.22m x 3.38m)

UPVC double glazed window.

### Bedroom Two

13'1 x 6'6 (3.99m x 1.98m)

UPVC double glazed window.

## External

### Rear

Enclosed yard.



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