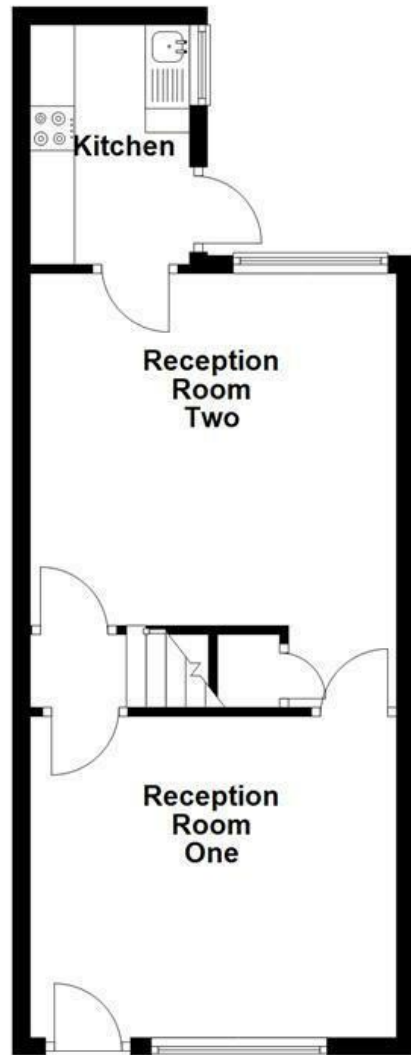
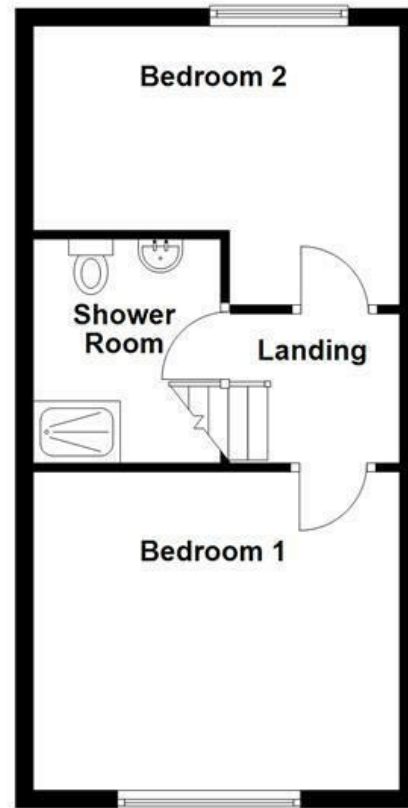


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Kensington Place, Burnley, BB11 4NL

£110,000

CHAIN FREE PROPERTY! SPACIOUS TWO BEDROOM TERRACED PROPERTY IN BURNLEY

Situated on Kensington Place, Burnley, this mid terraced house offers a perfect blend of comfort and practicality. With two spacious reception rooms, the property provides ample space for relaxation and entertaining. One of these rooms could easily serve as a dining area, making it ideal for hosting family gatherings or enjoying quiet meals at home.

The house features two well-proportioned bedrooms, ensuring that there is plenty of room for rest and personal space. Each bedroom is designed to be inviting and comfortable, making it a perfect retreat after a long day. Recent works to this property include: Work to the roof, the chimney capped and repointed, damp proofing done in 3 rooms which took the walls back to brick, and new underlay and carpets laid through the house.

Outside, the rear enclosed garden is a true highlight. It boasts both paved areas and a beautifully laid lawn, providing a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. This garden is perfect for families, pets, or anyone who appreciates a bit of nature right at their doorstep.

Overall, this property in Kensington Place is an excellent opportunity for those seeking a lovely home in a desirable location. With its generous living spaces and charming garden, it is sure to appeal to a variety of buyers or renters looking for a comfortable and inviting place to call home.

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Kensington Place, Burnley, BB11 4NL

£110,000

 **2**  **1**  **2**  **D**

- Tenure Leasehold
 - On Street Parking
 - Ideal First Time Buy
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Two Generously Sized Bedrooms
 - Enclosed Rear Garden Space
- EPC Rating D
 - Fitted Kitchen And Three Piece Shower Room
 - Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed door to reception room one.

Reception Room One

13'7 x 11'11 (4.14m x 3.63m)

UPVC double glazed window, central heating radiator, doors to reception room two and door with access to stairs to first floor.

Reception Room Two

13'7 x 11'11 (4.14m x 3.63m)

UPVC double glazed window, two central heating radiators, door to kitchen and under stairs storage.

Kitchen

8'11 x 5'10 (2.72m x 1.78m)

UPVC double glazed window, wall and base units, laminate work top, stainless steel sink and drainer, integrated oven, four ring gas hob, tiled splash back, extractor hood, space for under counter fridge, wood effect flooring and UPVC double glazed door to rear.

First Floor

Landing

6'4 x 5'7 (1.93m x 1.70m)

Central heating radiator, loft access, doors to two bedrooms and shower room.

Bedroom One

13'7 x 11'11 (4.14m x 3.63m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

13'8 x 10'4 (4.17m x 3.15m)

UPVC double glazed window and central heating radiator.

Shower Room

7'11 x 6'7 (2.41m x 2.01m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, walk in direct feed shower, tiled elevation and tiled effect flooring.

External

Rear

Enclosed laid to lawn garden, paved patio, bedding area and gate to shared access road.



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