



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | 78 |
| (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.

Irwell Street, Burnley, BB12 6HP

£109,950

IMMACULATE TWO BEDROOM HOME

Situated on Irwell Street in the charming town of Burnley, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. Recently renovated with a brand new kitchen and bathroom, two reception rooms, including a spacious dining room, this property is a perfect home ready to move straight into. The generous kitchen offers ample space for culinary creativity, making it a joy to prepare meals.

The house features two well-proportioned bedrooms, providing a restful retreat for a couple or a small family. The layout is thoughtfully designed to maximise space and comfort, ensuring that every member of the household can enjoy their own area.

One of the standout features of this property is its superb transport links. Residents will benefit from direct access to Manchester and Blackburn via the nearby Rose Grove train station, as well as excellent motorway connections. This makes commuting a breeze, whether for work or leisure.

Overall, this house on Irwell Street is a wonderful option for anyone looking to settle in a friendly neighbourhood, with the potential to create lasting memories in a warm and welcoming environment. Whether you are a couple starting your journey together or a small family seeking a cosy abode, this property is sure to meet your needs.

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£109,950

 2  1  2  D

- Immaculate End Terrace Property
 - Contempoary Fitted Kitchen
 - On Street Parking
 - EPC Rating D
- Two Bedrooms
 - Move-in Ready
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Low Maintenance Yard to Rear
 - Council Tax Band A

Ground Floor

Entrance Hall

3'3 x 2'11 (0.99m x 0.89m)
UPVC double glazed frosted front door, doors leading to two reception rooms and stairs to first floor.

Reception Room One

14'1 x 10'2 (4.29m x 3.10m)
Two UPVC double glazed windows, central heating radiator, coving and dado rail.

Reception Room Two

14'1 x 13'9 (4.29m x 4.19m)
UPVC double glazed window, two central heating radiators, coving, open fireplace, wood effect flooring, doors to understairs storage, kitchen and UPVC double glazed French doors to rear.

Kitchen

8'4 x 7'6 (2.54m x 2.29m)
UPVC double glazed window, central heating radiator, range of wall and base units with wood effect work surfaces and upstands, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated oven with four ring electric hob and extractor hood, stainless steel splashback, space for fridge freezer, plumbing for washing machine and wood effect flooring.

First Floor

Landing

6'11 x 5'6 (2.11m x 1.68m)
Access to fully insulated and boarded loft, doors leading to two bedrooms and bathroom.

Bedroom One

14'1 x 11'8 (4.29m x 3.56m)
UPVC double glazed window and central heating radiator.

Bedroom Two

15'0 x 6'5 (4.57m x 1.96m)
UPVC double glazed window and central heating radiator.

Bathroom

10'10 x 6'10 (3.30m x 2.08m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, L-shaped panel bath with waterfall mixer tap, overhead direct feed rainfall shower and rinse head, electric mirror with lighting, Bluetooth speaker, demisting pad and shaving point, partially tiled elevations and tiled effect flooring.

External

Rear

Enclosed yard with gate to shared access and external tap.



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