



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	
(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.

Melville Street, Burnley, BB10 3EN

£139,950

A BRILLIANT TWO BEDROOM MID-TERRACED PROPERTY IN BURNLEY

Nestled on the charming Melville Street in Burnley, this delightful mid-terrace house presents an excellent opportunity for small families seeking a comfortable and convenient home. Boasting two well-proportioned reception rooms, this property offers ample space for relaxation and entertaining. The two inviting bedrooms provide a peaceful retreat, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this home is its lovely view of the nearby park, which adds a touch of nature to your daily life and offers a perfect spot for leisurely strolls or family picnics. The property is ideally situated close to local amenities, ensuring that shops, schools, and other essential services are just a short distance away, making everyday living both easy and enjoyable.

This charming terraced house is not only a practical choice but also a welcoming space that is ready to be filled with cherished memories. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs and exceed your expectations. Don't miss the chance to make this lovely house your new home.

Melville Street, Burnley, BB10 3EN

£139,950

2 1 2 C

- Two Bedroom Mid Terrace Home
 - Ideal For First Time Buyers Or Small Families
 - On Street Parking Available
 - Tenure - Leasehold
- Two Spacious Reception Rooms
 - Convenient Access To Local Amenities
 - EPC Rating - C
- Views Over Nearby Parkland
 - Popular Burnley Location
 - Council Tax Band - A

Ground Floor

Hallway
14'3 x 3'2 (4.34m x 0.97m)

Reception Room One
13'5 x 11'6 (4.09m x 3.51m)

Reception Room Two
15'12 x 13'2 (4.57m x 4.01m)

Kitchen
9'5 x 8'10 (2.87m x 2.69m)

First Floor

Landing
12'2 x 5'4 (3.71m x 1.63m)

Bedroom One
17'11 x 11'6 (5.46m x 3.51m)

Bedroom Two
10'5 x 8'10 (3.18m x 2.69m)

Bathroom
9'8 x 5'10 (2.95m x 1.78m)

External
Courtyard to the front and enclosed paved yard at rear.



Tel: 01282469023

www.keenans-estateagents.co.uk