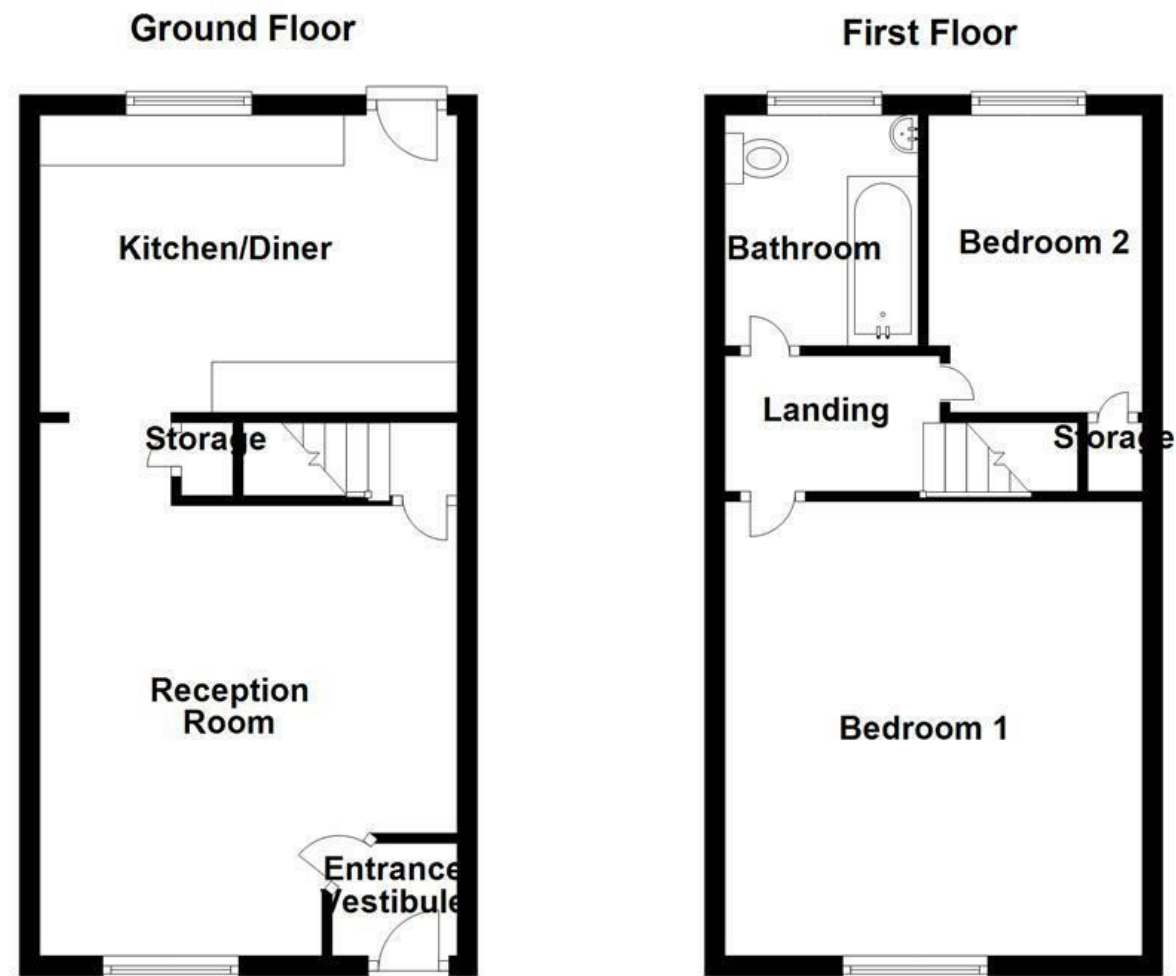




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Boundary Street, Burnley, BB10 1UA

£62,500

AN ENVIABLE TWO BEDROOM MID TERRACED PROPERTY- SOLD WITH TENANT IN SITU

Presented and maintained to a beautiful standard with immaculate presentation, spacious rooms and neutral decor, this idyllic two bedroom mid terraced property is being proudly welcomed to the market in the highly regarded location of Burnley. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Pendle, Accrington and Rossendale. The property would make the perfect home for any small family or professional couple!

The property comprises briefly; a welcoming entrance vestibule leads through to a spacious reception room which guides you on to a kitchen and staircase to the first floor. The first floor comprises of doors on to two bedrooms and a three piece bathroom suite. Externally there is a yard to the rear and garden to the front. For further information or to arrange a viewing please contact our Burnley office at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansestateagents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	75
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.

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 2  1  1  D

- EPC Rating D
 - On Street Parking
 - Close Proximity To Amenities
- Mid Terrace Property
 - Three Piece bathroom
- Two Bedrooms
 - Yard With Outbuilding

Ground Flou

Entrance

Hard wood door to vestibule.

Vestibule

4' x 3'6 (1.22m x 1.07m)

Coving, hard wood single glazed front door to reception room.

Reception Room

17'4 x 13'7 (5.28m x 4.14m)

UPVC double glazed window, central heating radiator, electric fire with granite effect hearth and surround, integrated alcove storage, television point, door to stairs to first floor, under stairs storage and open arch to kitchen/diner.,

Kitchen/Diner

13'7 x 9'8 (4.14m x 2.95m)

UPVC double glazed window, central heating radiator, range of white wall and base units, wood effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring electric hob, space for fridge freezer, washing machine and dryer, integrated boiler, tiled effect laminate floor and hard wood door to rear.

First Floor

Landing

6'6 x 5'8 (1.98m x 1.73m)

Smoke alarm, loft hatch, doors to two bedrooms and bathroom.

Bedroom One

14'1 x 13'7 (4.29m x 4.14m)

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

Bedroom Two

10'4 x 6'10 (3.15m x 2.08m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

7'4 x 6'7 (2.24m x 2.01m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and direct feed shower, partial UPVC part elevation, integrated linen cupboard and lino floor.

External

Rear

Yard with outbuilding.

Front

Patio garden.



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