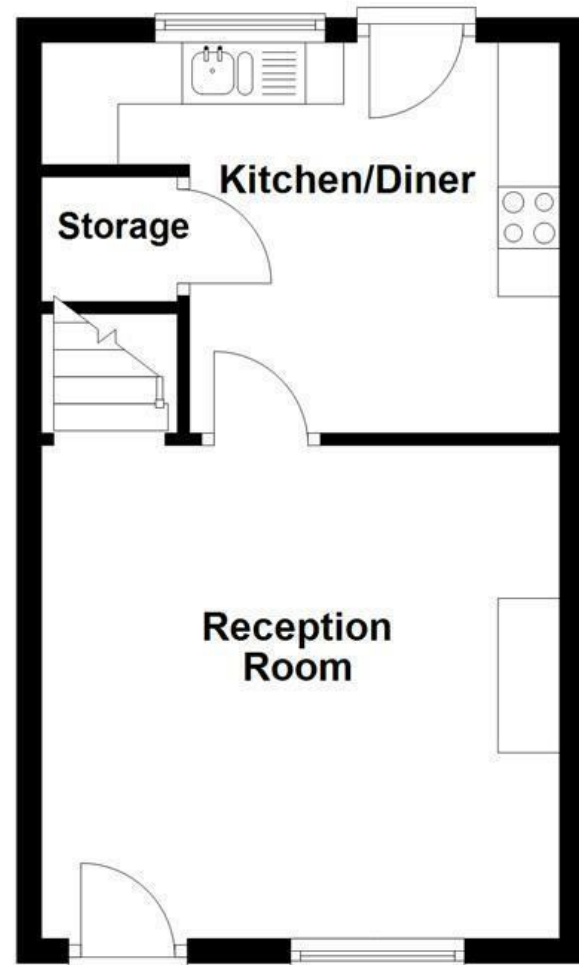
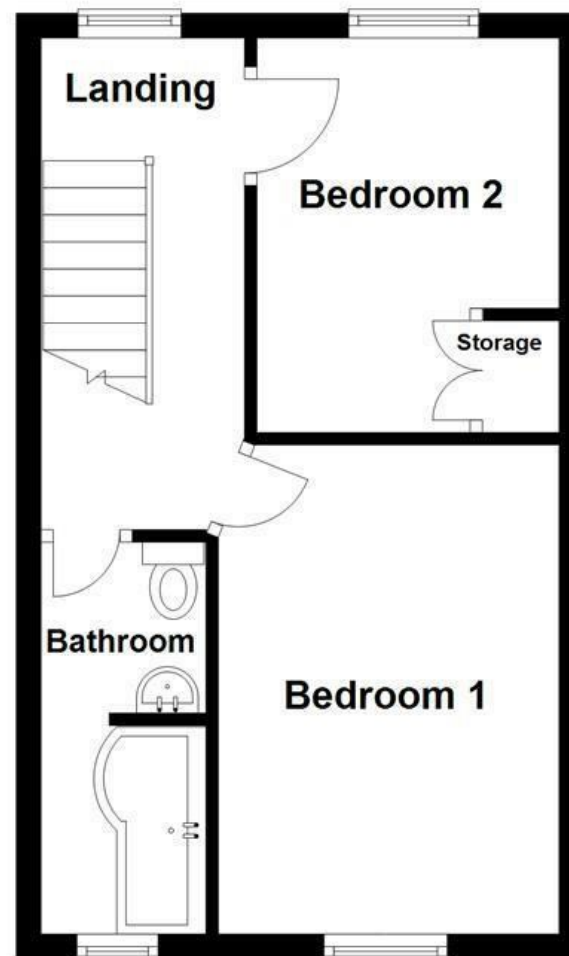


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		56	
(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.

## Russell Terrace, Burnley, BB12 7HD

£89,999

AN IDEAL MID TERRACED PROPERTY

Nestled in the charming area of Russell Terrace, Padiham, Burnley, this enviable mid-terraced house is a true gem. Beautifully presented and meticulously maintained throughout, this property boasts two generously sized bedrooms, making it an ideal choice for both first-time buyers and investors alike.

The interior of the home features modern fixtures and fittings, complemented by a neutral colour palette that enhances the spaciousness of the rooms. Each area has been thoughtfully designed to create a welcoming atmosphere, perfect for relaxation and entertaining.

Convenience is a key highlight of this property, as it is situated close to essential bus routes, local schools, and a variety of amenities. Additionally, the excellent network links to Burnley, Accrington, Clitheroe, and major motorways ensure that commuting is a breeze, making it an attractive option for those who travel for work or leisure.

One of the standout features of this home is its position; it is not overlooked from the front, providing a sense of privacy and tranquillity. Located in one of the most desirable areas of Padiham, this property truly represents an opportunity not to be missed. Whether you are looking to invest or find a new home, this mid-terraced house offers a perfect blend of comfort, style, and convenience.

# Russell Terrace, Burnley, BB12 7HD

£89,999

2 1 1 D

- Mid Terraced Property
- Beautifully Presented Throughout
- On Street Parking
- Tenure - Leasehold
- Two Spacious Bedrooms
- Private Front Aspect
- EPC Rating - D
- Modern Fixtures And Fittings
- Sought After Location
- Council Tax Band - A

## Ground Floor

### Reception Room

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

### Kitchen Diner

13'10 x 10'5 (4.22m x 3.20m)

## First Floor

### Landing

13 x 5'3 (3.96m x 1.60m)

### Bedroom One

13'1 x 9'1 (3.99m x 2.77m)

### Bedroom Two

10'6 x 8'1 (3.20m x 2.46m)

### Bathroom

10'5 x 4'5 (3.18m x 1.35m)

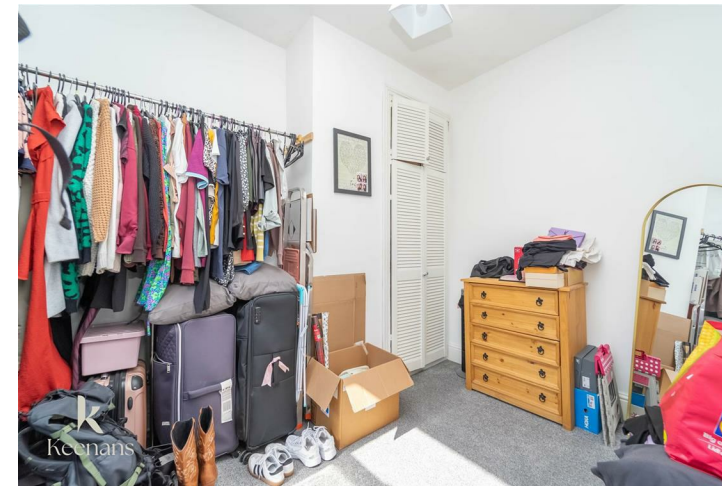
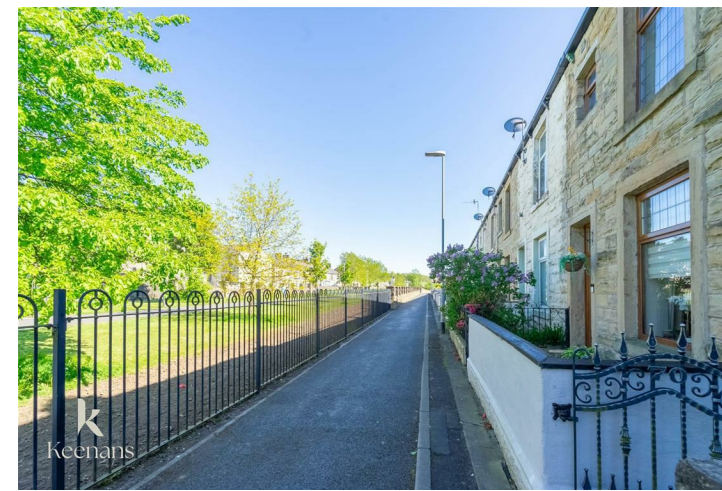
## External

### Front

Courtyard.

### Rear

Enclosed paved rear yard with gate to shared access road.



Tel: 01282469023

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