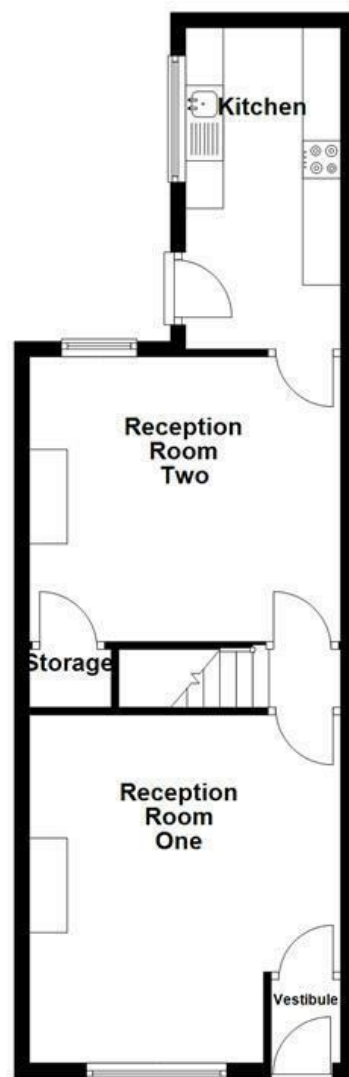


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.

Wren Street, Burnley, BB12 6QT

£90,000

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Located on Wren Street in the vibrant town of Burnley, this charming two-bedroom mid-terrace house offers a delightful blend of modern living and convenience. Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, perfect for relaxing or entertaining guests. The property boasts an additional reception room, providing ample space for family gatherings or a cosy study area.

The modern kitchen is well-equipped, featuring contemporary fittings that make cooking a pleasure. Adjacent to the kitchen, the stylish bathroom has been thoughtfully designed to meet the needs of today's lifestyle, ensuring comfort and functionality.

Upstairs, you will find two inviting bedrooms, each offering a peaceful retreat at the end of the day. The property also benefits from a rear yard, providing a private outdoor space for enjoying the fresh air or hosting summer barbecues.

Situated in a great location, this home is conveniently close to the town centre, offering easy access to a variety of shops, cafes, and amenities. Additionally, excellent motorway links make commuting a breeze, connecting you to surrounding areas and beyond.

This property is an ideal choice for first-time buyers, small families, or investors looking for a promising rental opportunity. With its modern features and prime location, this mid-terrace house on Wren Street is not to be missed.

Wren Street, Burnley, BB12 6QT

£90,000

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

- Tenure Leasehold
 - On Street Parking
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Viewing Essential
 - Abundance Of Indoor Space
- EPC Rating D
 - Two Generously Sized Bedrooms
 - Ideal Family Home

Ground Floor

Entrance
UPVC double glazed part frosted door to vestibule.

Vestibule
3'7 x 3' (1.09m x 0.91m)
Tiled floor and door to reception room one.

Reception Room one
13'6 x 11'2 (4.11m x 3.40m)
UPVC double glazed window, central heating radiator, door to stairs and to reception room two, wood effect laminate flooring.

Reception Room Two
13'7 x 12'5 (4.14m x 3.78m)
UPVC double glazed window, central heating radiator, under stairs storage, wood effect laminate flooring and door to kitchen.

Kitchen
14' x 6'8 (4.27m x 2.03m)
UPVC double glazed window, panel wall and base units, wood effect surface, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob, tiled splash back, extractor hood, space for fridge freezer, plumbed for washing machine, part tiled elevation, tiled effect lino and UPVC double glazed frosted door to rear.

First Floor

Landing
6'4 x 5'9 (1.93m x 1.75m)
Loft access, doors to two bedrooms and bathroom.

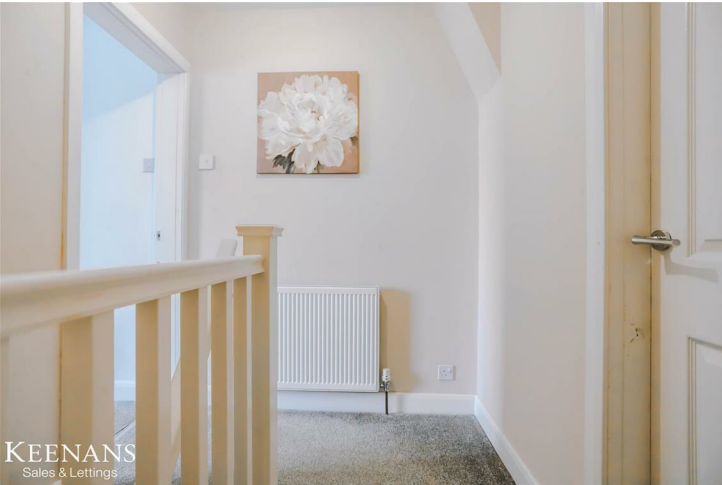
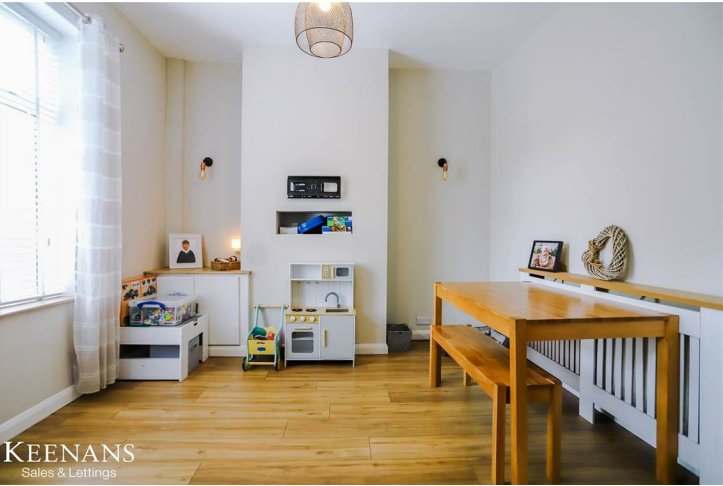
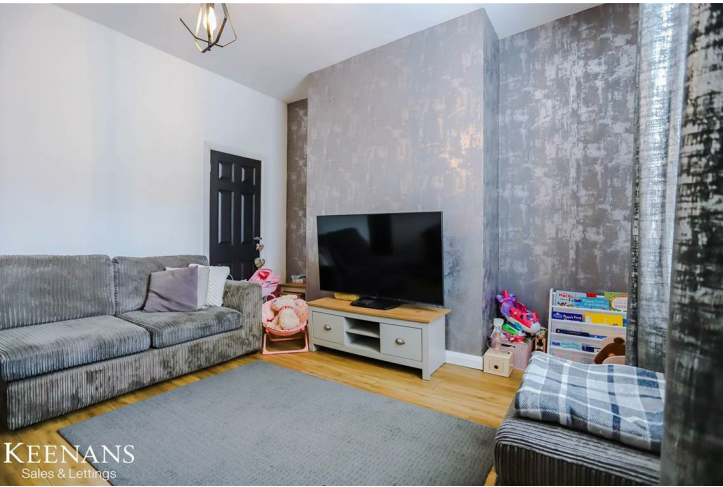
Bedroom One
13'6 x 11'4 (4.11m x 3.45m)
UPVC double glazed window and central heating radiator.

Bedroom Two
13'7 x 9'2 (4.14m x 2.79m)
UPVC double glazed window and central heating radiator.

Bathroom
6'8 x 6'6 (2.03m x 1.98m)
Dual flush W/C, pedestal wash basin, panel bath with mixer tap and rinse head, overhead electric feed shower, part tiled elevation, lino flooring, extractor fan, PVC to ceiling and spotlights.

External

Rear
Enclosed paved yard.



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