



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(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.

Beatrice Avenue, Burnley, BB12 6DP

£89,950

FANTASTIC OPPORTUNITY FOR INVESTORS AND FIRST TIME BUYERS ALIKE

Welcome to Beatrice Avenue, Burnley - a charming property that offers an ideal investment opportunity for those looking to make their mark on a home. This delightful house boasts two spacious reception rooms, three bedrooms, and three piece shower room, providing ample space for comfortable living.

Situated on a private road with semi-rural settings nearby, this property offers a tranquil escape from the hustle and bustle of everyday life. It's the ideal setting for those seeking a peaceful retreat while still being close to local amenities for convenience.

Whether you're a first-time buyer looking for a great project to put your stamp on or an investor seeking a promising opportunity, this house has the potential to become a wonderful home. Don't miss out on the chance to own a property with endless possibilities in a desirable location. Beatrice Avenue could be the perfect place for you to create your dream living space.

If you would like any further information or have any questions at all please feel free to contact our Burnley branch at your convenience.

Beatrice Avenue, Burnley, BB12 6DP

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 3  1  2  E

- Mid Terraced Property
 - No Chain Delay
 - Enclosed Yard to Rear
 - EPC Rating E
- Three Bedrooms
 - Bursting with Potential
 - Tenure TBC
- Three Piece Shower Room
 - Spacious Interiors Throughout
 - Council Tax Band A

Ground Floor

Entrance Vestibule

4'8 x 3'2 (1.42m x 0.97m)

UPVC double glazed frosted front door, cornice coving and door to hall.

Hall

8'6 x 3'2 (2.59m x 0.97m)

Central heating radiator, cornice coving, corbel, door to reception room and stairs to first floor.

Reception Room One

11'0 x 10'2 (3.35m x 3.10m)

UPVC double glazed bay window, two central heating radiators, cornice coving, gas fire and meter cupboard.

Reception Room Two

14'9 x 12'9 (4.50m x 3.89m)

UPVC double glazed bay window, central heating radiator, gas fire with wooden mantel and stone surround, picture rail, storage cupboard and door to kitchen.

Kitchen

9'5 x 6'9 (2.87m x 2.06m)

UPVC double glazed window, range of wall and base units with laminate worktops, tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer tap, space for oven, integrated extractor hood, space for fridge, boiler, vinyl flooring and UPVC door to rear.

First Floor

Landing

9'5 x 5'5 (2.87m x 1.65m)

Hardwood single glazed frosted skylight window, doors leading to three bedrooms and shower room.

Bedroom One

14'10 x 10'2 (4.52m x 3.10m)

UPVC double glazed window, central heating radiator and storage cupboard.

Bedroom Two

10'3 x 7'7 (3.12m x 2.31m)

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

Bedroom Three

10'2 x 6'11 (3.10m x 2.11m)

UPVC double glazed window and central heating radiator.

Shower Room

5'8 x 5'7 (1.73m x 1.70m)

Hardwood single glazed frosted skylight window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, electric feed shower enclosed, integrated linen cupboard, fully tiled elevations, extractor fan and laminate flooring.

Exterior

Rear

Enclosed yard.

Front

Enclosed courtyard.



Tel: 01282469023

www.keenans-estateagents.co.uk