



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.



Ainslie Street, Burnley, BB12 6RL

£80,000

TWO BEDROOM MID TERRACED PROPERTY IN THE POPULAR MARKET TOWN OF BURNLEY!

Well situated, this property is in catchment to well regarded schools, in close proximity to local amenities and commuter routes, to surrounding towns and villages. Boasting a living room, a dining room, kitchen, two double bedrooms and a three piece bathroom suite, this property is perfect for a first time buyer!

The property comprises briefly: entrance into the vestibule with a door providing access to the hallway. The hallway has stairs leading to the first floor and a door providing access to the dining room. The dining room is open to the kitchen and living room. The kitchen offers a door to access the rear. From the first floor, there are doors providing access to two double bedrooms and a three piece bathroom suite.

To arrange any viewings, please contact the Burnley team.

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			
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.

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- Mid Terrace Property
- Two Reception Rooms
- Leasehold
- Easy Access To Major Commuter Routes

- Two Bedrooms
- Three Piece Bathroom
- Council Tax Band A

- Fitted Kitchen
- On Street Parking
- EPC Rating: TBC

Ground Floor

Entrance Vestibule

3'7 x 3' (1.09m x 0.91m)

UPVC double glazed front entrance door and door to the hallway.

Hallway

9'6 x 3' (2.90m x 0.91m)

Central heating radiator, smoke alarm, stairs to the first floor and door to the dining room.

Dining Room

15'9 x 13' (4.80m x 3.96m)

Central heating radiator, radiant fire, coving, ceiling rose, smoke alarm, fitted storage, open to the living room and open to the kitchen.

Living Room

10'6 x 9'7 (3.20m x 2.92m)

UPVC double glazed window, central heating radiator, radiant fire with wooden mantel, television point, coving and ceiling rose.

Kitchen

11'8 x 6'11 (3.56m x 2.11m)

UPVC double glazed window, range of laminate wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, oven with four ring gas hob, extractor hood, plumbing for washing machine, space for fridge freezer and door to the rear.

First Floor

Landing

5'5 x 5'2 (1.65m x 1.57m)

Smoke alarm and doors to two bedrooms and bathroom.

Bedroom One

13'1 x 10'5 (3.99m x 3.18m)

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

Bedroom Two

12'11 x 7'10 (3.94m x 2.39m)

UPVC double glazed window and central heating radiator.

Bathroom

10'1 x 5'10 (3.07m x 1.78m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with rinse head, part tiled elevations and wood effect flooring.

External

Access to a shared road.



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