



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.

Lowerhouse Lane, Burnley, BB12 6JA

£129,950

ENVIABLE THREE BEDROOM END TERRACE PROPERTY

Located on Lowerhouse Lane in Burnley, this charming end-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts three generously sized bedrooms, providing ample space for family living or guest accommodation.

Upon entering, you are welcomed into two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The modern kitchen is well-equipped, making meal preparation a delight, while the family bathroom offers a comfortable and functional space for daily routines.

The rear yard adds a touch of outdoor charm, ideal for summer barbecues or simply enjoying a breath of fresh air. This home combines practicality with comfort, making it a wonderful choice for those looking to settle in a friendly neighbourhood.

With its appealing features and convenient location, this property is not to be missed. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this house on Lowerhouse Lane is sure to meet your needs.

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£129,950



- Three Bedroom End Terrace Home
- Family Bathroom Suite
- On Street Parking
- Tenure - Leasehold
- Two Spacious Reception Rooms
- Generous Room Sizes Throughout
- EPC Rating - TBC
- Modern Fitted Kitchen
- Rear Yard Outdoor Space
- Council Tax Band - TBC

Ground Floor

Reception Room One
15'8 x 10'4 (4.78m x 3.15m)

Kitchen
15'2 x 11'9 (4.62m x 3.58m)

Reception Room Two
14'2 x 11'10 (4.32m x 3.61m)

First Floor

Landing
10'9 x 6 (3.28m x 1.83m)

Bedroom One
13'11 x 13'4 (4.24m x 4.06m)

Bedroom Two
11'8 x 11'2 (3.56m x 3.40m)

Bedroom Three
8'8 x 8 (2.64m x 2.44m)

Bathroom
9 x 8'6 (2.74m x 2.59m)

External

Front
On street parking.

Rear
Enclosed flagged yard.



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