

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 70                      | 83        |
| (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.

## Bristol Street, Burnley, BB11 4EU

### Offers Over £130,000

AN IMMACULATE TWO BEDROOM END OF TERRACE PROPERTY IN BURNLEY

Nestled on Bristol Street in Burnley, this stunning end of terrace property is a rare find that is sure to attract considerable interest. With two inviting reception rooms, this home offers ample space for both relaxation and entertaining. The property features two well-proportioned bedrooms, making it an ideal choice for first-time buyers or those looking to downsize.

The bathroom is conveniently located, ensuring comfort and practicality for everyday living. One of the standout features of this home is the fantastic garden, which provides a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air.

Properties of this calibre do not come onto the market very often, and with its appealing characteristics, this home is unlikely to be available for long. If you are seeking a charming residence in a desirable location, this end terrace house on Bristol Street is certainly worth considering. Don't miss the opportunity to make this delightful property your own.

# Bristol Street, Burnley, BB11 4EU

Offers Over £130,000



- Tenure Leasehold
- On Street Parking
- Contemporary Fitted Kitchen/Dining Area
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Two Well Proportioned Bedrooms
- Modern Three Piece Bathroom Suite
- EPC Rating C
- Ideal First Time Buy And Ready To Move Into With Viewing Essential
- Envious Rear Garden Space

## Ground Floor

### Entrance Vestibule

3'11 x 3'1 (1.19m x 0.94m)

### Hall

9'10 x 3'11 (3.00m x 1.19m)

### Reception Room One

14'1 x 9'8 (4.29m x 2.95m)

### Reception Room Two

13'6 x 13'5 (4.11m x 4.09m)

### Kitchen/Dining Area

12'6 x 9'9 (3.81m x 2.97m)

## First Floor

### Landing

### Bedroom One

13'7 x 10'11 (4.14m x 3.33m)

### Bedroom Two

13'1 x 8'4 (3.99m x 2.54m)

### Bathroom

10' x 5'4 (3.05m x 1.63m)

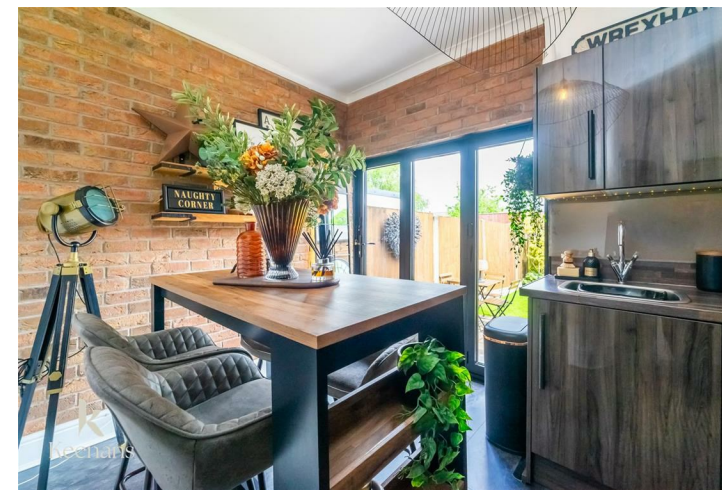
## External

### Front

Enclosed courtyard with shrubbery.

### Rear

Laid to lawn garden, paved patio and decked area, bedding areas and mature shrubs, timber shed and gate to shared access road.



Tel: 01282469023

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)