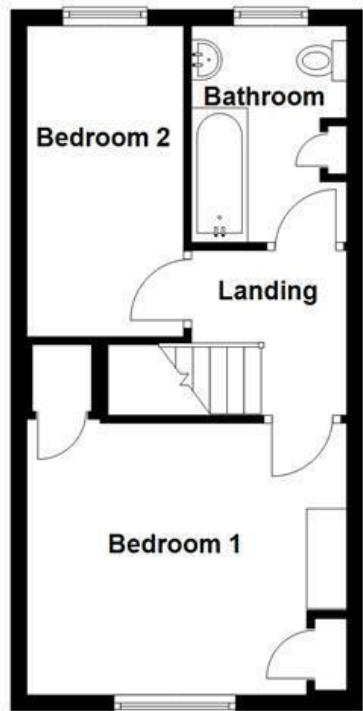


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	78
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## Scott Street, Burnley, BB12 6NW

### £675

TWO BEDROOM MID TERRACE PROPERTY NEW TO THE RENTAL MARKET

Welcome to this charming mid-terrace house located on Scott Street in Burnley. This delightful property offers a perfect blend of comfort and practicality, making it an ideal choice for families or professionals seeking a welcoming home.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. These rooms are filled with natural light, creating a warm and inviting atmosphere. The spacious kitchen is well-equipped, offering plenty of room for culinary adventures and family meals. The first floor features two generously sized bedrooms, providing a peaceful retreat for rest and relaxation. The family bathroom is conveniently located, ensuring easy access for all residents.

Outside, the property boasts a rear yard, perfect for enjoying the fresh air or hosting small gatherings. This outdoor space adds to the overall appeal of the home, providing a private area to unwind.

New to the rental market, this mid-terrace house on Scott Street is a fantastic opportunity for those looking to settle in a vibrant community. With its convenient location and comfortable living spaces, this property is sure to attract interest.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.



Scott Street, Burnley, BB12 6NW  
£675

 2  1  2  D

- Mid Terraced Property
  - Fitted Kitchen
  - On Street Parking
  - Available Immediately
- Two Bedrooms
  - Three Piece Bathroom
  - Close Proximity to Local Amenities
- Two Reception Rooms
  - Enclosed Rear Yard
  - Excellent Transport and Commuter Links

Ground Floor

**Vestibule**  
3'7 x 3'3 (1.09m x 0.99m)  
UPVC double glazed frosted entrance door and door to reception room one.

**Reception Room One**  
13'1 x 11'2 (3.99m x 3.40m)  
UPVC double glazed window, central heating radiator, coving, smoke alarm, two feature wall lights, gas fire, marble effect hearth and surround, wood mantel and open access to inner hall.

**Inner Hall**  
Stairs to first floor and door to reception room two.

**Reception Room Two**  
12'11 x 12'9 (3.94m x 3.89m)  
UPVC double glazed window, central heating radiator, coving, smoke alarm, under stairs storage and door to kitchen.

**Kitchen**  
14'4 x 7' (4.37m x 2.13m)  
UPVC double glazed window, central heating radiator, spotlights, panel wall and base units, granite effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven in high rise unit, four burner gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, Main boiler, tiled floor and UPVC double glazed frosted door to rear.

First Floor

**Landing**  
6'9 x 6'4 (2.06m x 1.93m)  
Smoke alarm and doors to two bedrooms and bathroom.

**Bedroom One**  
13'2 x 11'1 (4.01m x 3.38m)  
UPVC double glazed window, central heating radiator, coving and storage.

**Bedroom Two**  
12'10 x 6'5 (3.91m x 1.96m)  
UPVC double glazed window and central heating radiator.

**Bathroom**  
8'10 x 6'4 (2.69m x 1.93m)  
UPVC double glazed frosted window, central heating radiator, low flush WVC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, storage, part tile elevation and tile effect flooring.

External

**Rear**  
Enclosed yard.



Tel: 01282507250

www.keenans-estateagents.co.uk