



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Coleshill Avenue, Burnley, BB10 4PF

£900

CHARMING THREE BED SEMI DETACHED HOME IN BURNLEY

Located on the charming Coleshill Avenue in Burnley, this delightful house is being welcomed to the rental market. It offers a perfect blend of comfort and convenience. With two spacious reception rooms. The well-lit conservatory, which flows seamlessly from the main reception room, provides a lovely space to enjoy the natural light and views of the garden.

The house boasts three bedrooms, including two generous double rooms, perfect for family living or accommodating guests. The third bedroom presents a versatile option, easily serving as a home office for those who work remotely or require a quiet study space.

Outside, the rear garden is a true gem, featuring a laid-to-lawn yard complemented by a charming decking area.

Additionally, the property benefits from off-road parking, ensuring convenience for you and your guests. Its prime location means you are just a stone's throw away from local schools and shops, making daily errands and family needs easily accessible.

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- Semi Detached Property
- Fitted Kitchen
- Off Road Parking
- EPC Rating: C
- Three Bedrooms
- Three Piece Bathroom
- Close proximity to Local Amenities
- Spacious Reception Room
- Enclosed Rear Garden
- Council Tax Band: A

Ground Floor

Hall

8'2 x 8'2 (2.49m x 2.49m)

UPVC double glazed entrance door, central heating radiator, under stairs storage, wood effect flooring, stairs to first floor and doors to reception room and kitchen.

Reception Room

21' x 10'6 (6.40m x 3.20m)

UPVC double glazed window, two central heating radiators, coving, gas fire, marble effect hearth and surround, wood effect flooring and UPVC double glazed French doors to conservatory.

Conservatory

9' x 8'1 (2.74m x 2.46m)

UPVC double glazed windows, central heating radiator, tile effect flooring and UPVC double glazed French doors to rear.

Kitchen

12'6 x 8'1 (3.81m x 2.46m)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, tiled splash backs, stainless steel sink with draining board and traditional taps, integrated oven, four burner gas hob, plumbing for washing machine and UPVC double glazed door to rear.

First Floor

Landing

6'3 x 6'1 (1.91m x 1.85m)

UPVC double glazed frosted window, loft access and doors to three bedrooms and bathroom.

Bedroom One

12'4 x 11'8 (3.76m x 3.56m)

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

Bedroom Two

11'11 x 8'11 (3.63m x 2.72m)

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

Bedroom Three

8'11 x 6'11 (2.72m x 2.11m)

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

Bathroom

6'3 x 5'5 (1.91m x 1.65m)

UPVC double glazed window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with traditional taps and direct feed shower over and tiled elevations.

External

Front

Laid to lawn, paving and paved driveway for off road parking.

Rear

Laid to lawn garden, decking and storage shed.



Tel: 01282507250

www.keenans-estateagents.co.uk