



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		64	
(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.

Lubbock Street, Burnley, BB12 6QY

£675

THREE-BEDROOM TERRACE IN BURNLEY

Nestled on Lubbock Street in the charming town of Burnley, this delightful terraced house offers a perfect blend of comfort and practicality. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The generous reception room welcomes you with warmth and light, providing an inviting area for relaxation or entertaining guests.

Adjacent to this, a second reception room presents a versatile space that can easily serve as a dining area, making it perfect for hosting family meals or gatherings with friends. The well-appointed kitchen is designed for both functionality and style, ensuring that meal preparation is a pleasure rather than a chore.

Completing the interior is a thoughtfully designed bathroom, which adds to the overall appeal of the home. Outside, the rear yard offers a private outdoor space, perfect for enjoying the fresh air or creating a small garden retreat.

This property on Lubbock Street is not just a house; it is a place where memories can be made. With its convenient location and ample living space, it presents an excellent opportunity for those looking to settle in Burnley. Whether you are a first-time buyer or seeking a family home, this terraced house is well worth a visit.

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- Easy Access To Major Commuter Routes
- Council Tax Band A
- On Street Parking
- Three Well Proportioned Bedrooms
- Fitted Kitchen And Three Piece Bathroom
- Ideal Family Home Suite

- EPC Rating D
- Two Spacious Reception Rooms
- Viewing Essential

Ground Floor

Entrance Vestibule

3'2 x 3'2 (0.97m x 0.97m)

Hall

10'6 x 2'11 (3.20m x 0.89m)

Reception Room One

10'10 x 10' (3.30m x 3.05m)

Reception Room Two

13'9 x 13'7 (4.19m x 4.14m)

Kitchen

13'3 x 5'9 (4.04m x 1.75m)

First Floor

Landing

8'3 x 4'3 (2.51m x 1.30m)

Bedroom One

12'4 x 8'9 (3.76m x 2.67m)

Bedroom Two

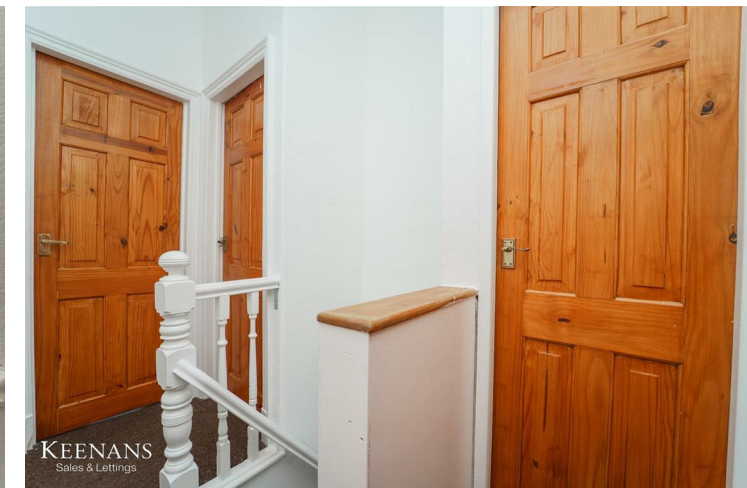
10'10 x 5'7 (3.30m x 1.70m)

Bedroom Three

8'7 x 7'7 (2.62m x 2.31m)

Bathroom

7'6 x 6'9 (2.29m x 2.06m)



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