

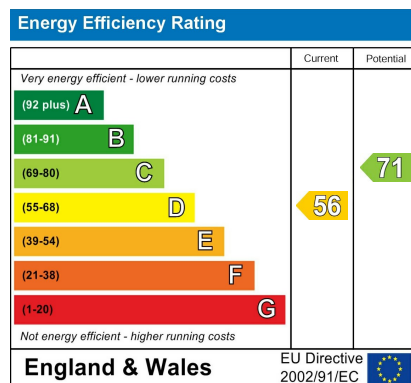


Ground Floor

First Floor

Total floor area 107.7 sq.m. (1,159 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. they cannot be relied upon for any purpose and they do not form part of any agreement. No



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Albion Street, Burnley, BB11 4JG

£1,000

A FURNISHED THREE BEDROOM HOUSE WITH ENSUITE BATHROOM AND CELLAR!

Keenans welcome to the rental market Albion Street. A spacious and well presented three bedroom mid terrace, that is the perfect family home. Situated in a sought after location, just off Manchester Road. Close to local amenities and motorway links.

This property benefits from spacious accommodation throughout, Upvc double glazed windows, large kitchen / dining room, ensuite bathroom and gardens to the front and rear. The property would ideally suit a family or couple looking for that bit of extra space. The property also as a cellar and comes furnished.

For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

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£1,000

 3  2  2  D

- Three Bedrooms
 - Close Proximity To Local Amenities
 - Modern Fitted Kitchen/Dining Room
 - EPC Rating D
- En-suite Bathroom
 - Excellent Transport Links
 - Viewing Essential
- Front and Rear Gardens
 - Two Reception Rooms
 - Council Tax Band

GROUND FLOOR

Entrance

Composite double glazed frosted entrance door into hall.

Hall

Central heating radiator, doors to reception rooms kitchen diner, cellar and stairs to first floor.

Reception Room One

12'9 x 12'6 (3.89m x 3.81m)

UPVC double glazed window, upright central heating radiators, coving and ceiling rose.

Reception Room Two

14'9 x 11'6 (4.50m x 3.51m)

UPVC double glazed window, central heating radiator, living flame gas fire with wooden surround and tiled hearth.

Kitchen/Dining Room

24'0 x 7'1 (7.32m x 2.16m)

UPVC double glazed window and door to rear yard, central heating radiator, a range of wall and base units, wood effect worktops, electric oven, four ring electric hob, extractor hood, stainless steel sink with drainer and mixer tap, integrated fridge freezer, space and plumbing for washing machine and wood effect vinyl flooring.

FIRST FLOOR

Landing

Doors to three bedrooms, family bathroom and loft access.

Bedroom One

15'0 x 10'7 (4.57m x 3.23m)

UPVC double glazed window, central heating radiator and glass sliding door to en-suite bathroom.

En-suite

7'9 x 5'8 (2.36m x 1.73m)

UPVC double glazed frosted window, chrome effect heated towel rail, shower cubicle with direct feed shower, pedestal wash basin with mixer tap, dual flush WC, extractor fan, tiled elevations and tiled flooring.

Bedroom Two

12'7 x 10'7 (3.84m x 3.23m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'10 x 8'0 (2.69m x 2.44m)

UPVC double glazed window and central heating radiator

Bathroom

7'10 x 5'5 (2.39m x 1.65m)

Chrome effect heated towel rail, panel bath with direct feed overhead shower, vanity washbasin with mixer tap, dual flush WC, part tiled elevations, extractor fan and tiled flooring.

Basement

18'3 x 11'7 (5.56m x 3.53m)

Electric and gas meters.

EXTERNAL

Front

Low maintenance wall front garden and on street parking.

Rear

Rear enclosed yard with gate to shared access.

Agents Notes

Council Tax Band

