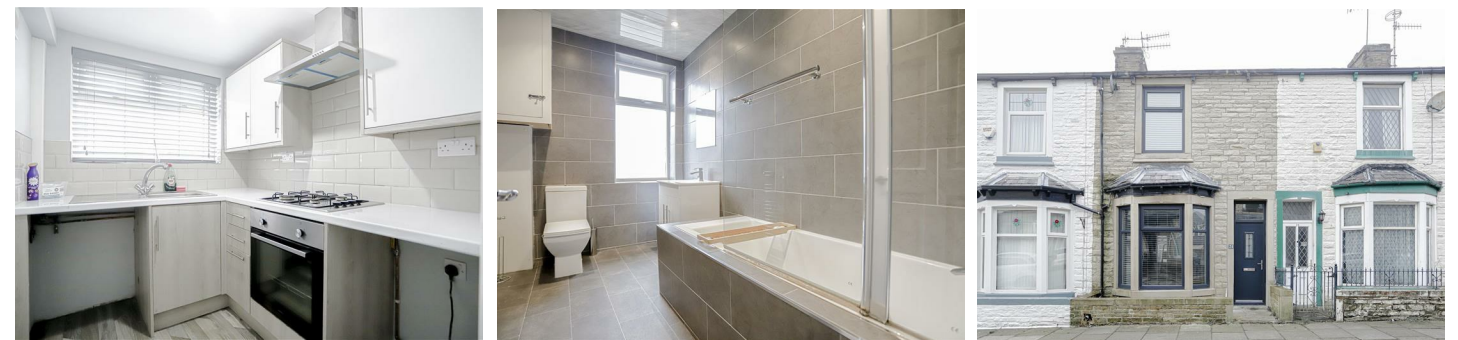


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Irene Street, Burnley, BB10 4DJ

£750 Per Month

AN ENVIABLE TWO BEDROOM BAY FRONTED TERRACED PROPERTY

This beautifully presented, immaculately finished two bedroom mid terraced property is being proudly welcomed to the lettings market in the highly regarded location of Burnley. With spacious rooms, two double bedrooms and two reception rooms, as well as contemporary fixtures and fittings, this idyllic property is the perfect home for a small family or professional couple! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Pendle, Accrington and Rossendale. The property has been beautifully presented and updated throughout and is the perfect home not to be missed!

The property comprises briefly; a welcoming hallway that leads through to two spacious reception rooms and stairs to the first floor. The second reception room then leads on openly to the first reception room and door to the kitchen. The first floor comprises of doors to two double bedrooms and a three-piece family bathroom. Externally there is an easy to maintain yard at the rear.

For more information or to arrange a viewing please contact our Lettings office at your earliest convenience For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	66
(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.

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£750 Per Month



- Close Proximity To Amenities
- Fitted Kitchen
- Enclosed Yard To Rear
- Mid Terraced Property
- Three Piece bathroom
- Two Spacious Reception Rooms
- Two Bedroom Property

Ground Floor

Entrance

Composite double glazed front door to vestibule.

Vestibule

4'6 x 3 (1.37m x 0.91m)

Coving, meter cupboard and hard wood single glazed frosted door to hall.

Hall

8'1 x 3 (2.46m x 0.91m)

Central heating radiator, smoke alarm, coving, corbel and doors to two reception rooms and stairs to first floor.

Reception Room One

14'7 x 10'2 (4.45m x 3.10m)

UPVC double glazed bay window, central heating radiator, coving, meter cupboard, extraction fan, television point, under stairs storage and open to reception room two.

Reception Room Two

13'8 x 13'7 (4.17m x 4.14m)

UPVC double glazed window, central heating radiator, television point and door to kitchen.

Kitchen

7'2 x 6 (2.18m x 1.83m)

UPVC double glazed window, upright central heating radiator, range of cream wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge and washing machine, wood effect floor and UPVC door to rear.

First Floor

Landing

5'5 x 5'1 (1.65m x 1.55m)

Loft access, smoke alarm and doors to two bedrooms and bathroom.

Bedroom Room One

13'6 x 9'10 (4.11m x 3.00m)

UPVC double glazed window, central heating radiator and television point.

Bedroom Two

15'8 x 7'9 (4.78m x 2.36m)

UPVC double glazed window and central heating radiator.

Bathroom

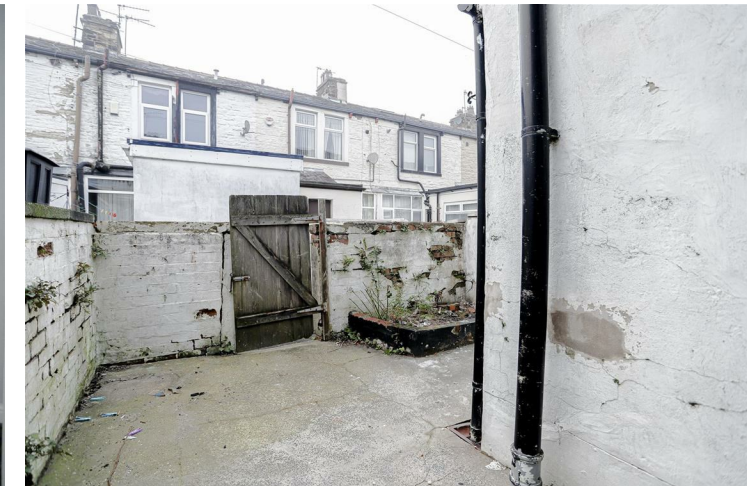
10'2 x 6'5 (3.10m x 1.96m)

UPVC double glazed window, chrome heated towel rail, three piece suite, vanity top wash basin with mixer tap, dual flush WC, tiled panelled bath with direct feed rain fall shower, integrated boiler, part tiled elevation, spotlights and tiled effect floor.

External

Rear

Enclosed yard to rear.



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