

## Saltburn Street, Burnley, BB12 6JW

£700

A FANTASTIC TWO BEDROOM PROPERTY WITH LOFT ROOM

Keenans welcome to the rental market this charming two-bedroom mid-terrace house located on Saltburn Street in the heart of Burnley. This delightful property has recently undergone renovations, ensuring a fresh and modern living space for its new occupants.

As you enter, you are greeted by a spacious lounge that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The modern kitchen is well-equipped and designed for both functionality and style, making meal preparation a pleasure. The family bathroom is also tastefully updated, providing a comfortable space for your daily routines.

In addition to the two bedrooms, this property boasts a loft room, which can serve as an ideal study, playroom, or additional guest space, offering versatility to suit your lifestyle needs. The rear yard is a lovely feature, providing an area for enjoying the outdoors. There is also the added bonus of a communal grassed area out to the rear of the property, which is ideal for children to play on.

Situated in a great location, this home is conveniently close to the motorway and transport links, making commuting and travel straightforward. This property is new to the rental market,

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(55-68) D			
(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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- Two Bedroom Mid Terrace
- Modern Kitchen And Bathroom
- On Street Parking
- Loft Room Space
- Spacious Lounge Area
- EPC Rating - C
- Recently Renovated Property
- Great Transport Links
- Council Tax Band - A

## Ground Floor

### Reception Room

15'7 x 12'4 (4.75m x 3.76m)

UPVC double glazed frosted entrance door, UPVC double glazed window, central heating radiator, coving, electric fire, marble effect hearth and surround, wood mantle, TV point and door to kitchen.

### Kitchen

12'4 x 12'0 (3.76m x 3.66m)

UPVC double glazed window, central heating radiator, spotlights, wall and base units, granite effect worktops, integrated oven, four burner gas hob, extractor hood, stainless steel sink with draining board and mixer tap, space for fridge freezer, plumbing for washing machine, Vaillant boiler, under stairs storage, lino flooring, stairs to first floor and UPVC double glazed frosted door to rear.

## First Floor

### Landing

6'0 x 5'4 (1.83m x 1.63m)

Stairs to second floor and doors to two bedrooms and bathroom.

### Bedroom One

12'6 x 11'4 (3.81m x 3.45m)

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

### Bedroom Two

13'4 x 6'7 (4.06m x 2.01m)

UPVC double glazed window and central heating radiator.

### Bathroom

9'4 x 5'4 (2.84m x 1.63m)

UPVC double glazed frosted window, central heating radiator, central heated towel rail, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and direct feed rainfall shower over, tiled elevation and lino flooring.

## Second Floor

### Attic Room

18'3 x 11'11 (5.56m x 3.63m)

UPVC double glazed Velux window and central heating radiator.

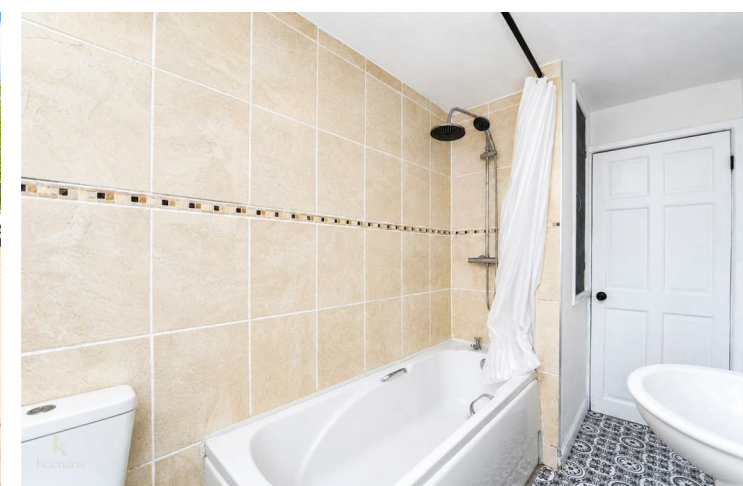
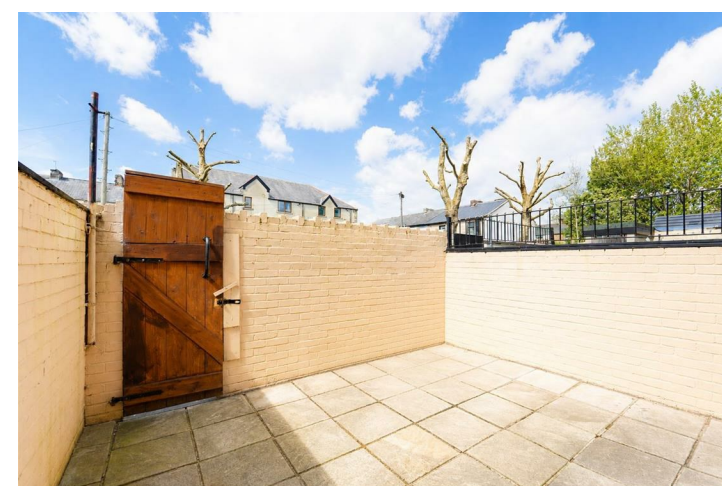
## External

### Front

On street parking.

### Rear

Enclosed paved yard with nice seating area. Communal space to the back of the property.



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