



Bergen Street, Burnley, BB11 5DX

£750

A DELIGHTFUL TWO BEDROOM TERRACED PROPERTY IN BURNLEY

Nestled in the heart of Burnley on Bergen Street, this charming mid-terrace house presents an excellent opportunity for those seeking a rental property in a desirable location. With two well-proportioned reception rooms, this home offers ample space for relaxation and entertaining, making it ideal for small families or couples.

The property features two comfortable bedrooms, providing a peaceful retreat for rest and relaxation. The bathroom is brand new, ensuring convenience and comfort for everyday living. The overall condition of the house reflects a commitment to quality and care, making it a welcoming space for new tenants.

Situated in a sought-after area, this property benefits from its proximity to local amenities, schools, and parks, enhancing the appeal for families looking to settle in a friendly community. The combination of a well-maintained interior and a prime location makes this mid-terrace house a perfect choice for those looking to enjoy the best of Burnley living.

Do not miss the chance to make this delightful property your new rental home. For more information or to book a viewing please contact our Lettings team at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(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
- Comfortable Living Space
- On Street Parking
- Brand New Bathroom
- Two Reception Rooms
- Sought After Location
- EPC Rating - C
- Well Maintained Interior
- Close To Local Amenities
- Council Tax Band - A

Ground Floor

Reception Room One

14'1 x 13'5 (4.29m x 4.09m)

UPVC double glazed window, central heating radiator, coving, corbels, electric fire with granite hearth, surround and mantle, stairs to first floor and door to reception room two.

Reception Room Two

13'5 x 13'3 (4.09m x 4.04m)

UPVC double glazed box bay window, central heating radiator, coving, electric fire with tiled hearth, marble effect surround and wooden mantle, open access to storage and door to kitchen.

Kitchen

10'3 x 6'5 (3.12m x 1.96m)

UPVC double glazed box bay window, central heating radiator, a range of panelled wall and base units, wood effect laminate surfaces, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven, four ring induction hob, integrated extractor unit, integrated slim line dishwasher, plumbing for washing machine, space for fridge freezer, cupboard with Baxi combi boiler and parquet effect Lino flooring.

First Floor

Landing

10'8 x 6'8 (3.25m x 2.03m)

Central heating radiator, smoke alarm, loft access, doors to two bedrooms and bathroom.

Bedroom One

13'5 x 10'10 (4.09m x 3.30m)

UPVC double glazed window, central heating radiator, coving, storage.

Bedroom Two

13'2 x 7'9 (4.01m x 2.36m)

UPVC double glazed window, central heating radiator, coving, storage.

Bathroom

9'5 x 5'1 (2.87m x 1.55m)

UPVC double glazed window, central heating radiator, three piece suite comprising of dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap and direct feed shower with rainfall head and additional rinse head, part tiled elevations, extractor fan, spotlights and tile effect lino flooring.

External

Front

Forecourt walled garden.

Rear

Enclosed rear yard.



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