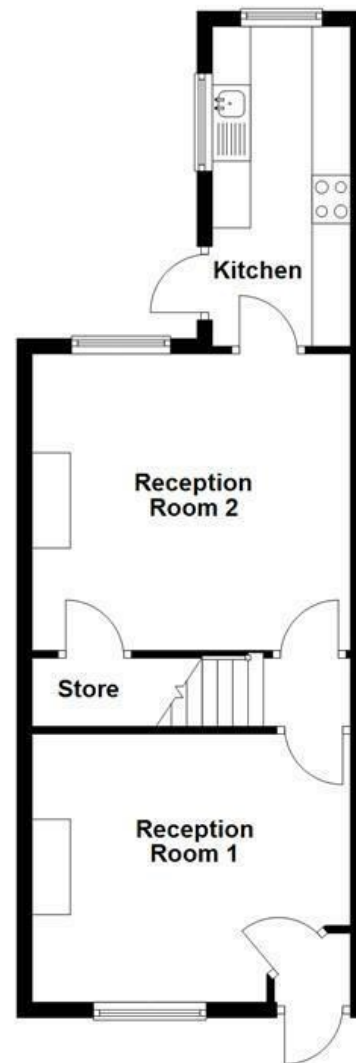
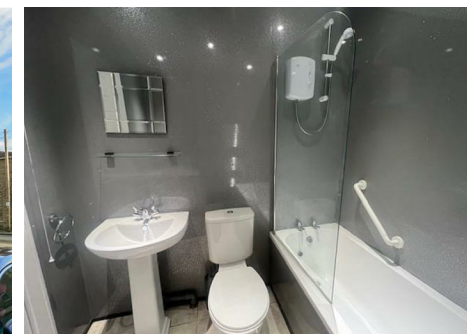
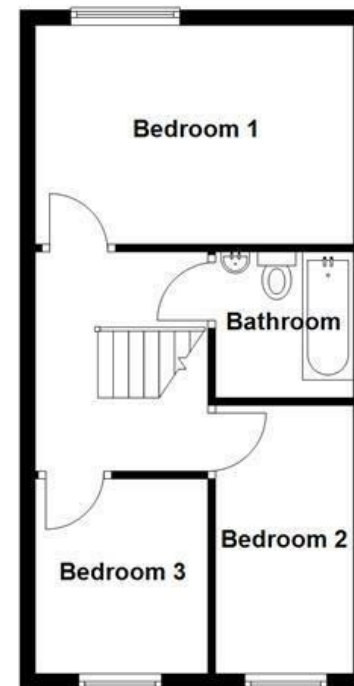


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(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.

Wren Street, Burnley, BB12 6QT

£750

SPACIOUS MID TERRACE THREE BEDROOM PROPERTY

This deceptively spacious three bedroom mid terraced property is being proudly welcomed to the rental market in Burnley. Benefitting from a recent makeover, with modern fixtures and fittings, this property is situated conveniently close to local amenities, good schools, bus routes and network links to Nelson, Blackburn and Manchester.

Briefly comprising:- a welcoming entrance vestibule has a door to a spacious reception room. The reception room then leads through to an inner hallway which has the staircase to the first floor and guides you through to the second reception room. The second reception room opens up to a modern kitchen. The first floor landing has doors to three bedrooms and a three-piece bathroom. Externally there is an enclosed yard to the rear with an outbuilding.

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 @keenansstateagents

Wren Street, Burnley, BB12 6QT

£750

 3  1  2  D

- Mid Terrace Property
- Modern Fitted Kitchen
- On Street Parking
- EPC Rating D
- Three Bedrooms
- Two Reception Rooms
- Close Proximity To Local Amenities
- Three Piece Bathroom Suite
- Enclosed Yard to Rear
- Council Tax Band A

Ground Floor

Enclosed yard with gate to shared access.

Entrance Vestibule

3'3 x 2'11 (0.99m x 0.89m)
UPVC front door and door to reception room one.

Reception Room One

13'8 x 11'6 (4.17m x 3.51m)
UPVC double glazed window, central heating radiator, gas fire with wooden mantel and tiled surround, television point, wood effect laminate flooring and door to inner hall.

Inner Hall

Door to reception room two and stairs to first floor.

Reception Room Two

13'8 x 12'9 (4.17m x 3.89m)
UPVC double glazed window, central heating radiator, dado rail, television point, wood effect laminate flooring, doors to understairs storage and kitchen.

Kitchen

13'9 x 5'4 (4.19m x 1.63m)
Two UPVC double glazed windows, range of high gloss wall and base units with laminate worktops, stainless steel sink and drainer with mixer tap, tiled splashback, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, loft hatch, tiled effect flooring and UPVC door to rear.

First Floor

Landing

9'0 x 6'3 (2.74m x 1.91m)
Loft access, doors to three bedrooms and bathroom.

Bedroom One

13'9 x 9'5 (4.19m x 2.87m)
UPVC double glazed window, central heating radiator and combi boiler.

Bedroom Two

11'2 x 6'2 (3.40m x 1.88m)
UPVC double glazed window and central heating radiator.

Bedroom Three

8'5 x 7'6 (2.57m x 2.29m)
UPVC double glazed window and central heating radiator.

Bathroom

6'9 x 6'8 (2.06m x 2.03m)
Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with traditional taps and overhead electric feed shower, PVC panelled elevations, spotlights, extractor fan and tiled flooring.

External

Rear

