











# 2 bedroom terraced house for sale, Kyan Street, Burnley BB10 (49,995 GBP)



Location **North, Lancashire**  
<https://www.freedasz.co.uk/x-164610-z>

A two-bedroom mid terrace house with a modern kitchen and bathroom suites. Located in established residential area. Comprising lounge, kitchen, utility room, to first-floor bedrooms and bathroom, and attic with stairway. No chain. EPC:EReception One 4.23m (13' 11') x 3.10m (10' 2') Accessed via UPVC double glazed door. Front aspect with UPVC double glazing. Three radiators. Ceiling rose. Door to stairway. Kitchen 4.23m (13' 11') x 4.03m (13' 3') A modern kitchen with a very good range of units cupboards and drawers. Built in electric oven. Four ring hob. Extractor fan. Double Belfast sink with mixer tap. Plumbing for dishwasher. Rear aspect with UPVC double glazed window. Radiator. Door to utility room. Utility Room 2.50m (8' 2') x 2.40m (7' 10') Side aspect with UPVC double glaze window. Plumbing for washing machine. UPVC door to rear yard. Bedroom One 4.24m (13' 11') x 4.03m (13' 3') Front aspect with UPVC double glazing. Victorian fireplace. Radiator. Bedroom Two 3.13m (10' 3') x 1.94m (6' 4') Rear aspect with UPVC double glaze in. Radiator. Bathroom 3.13m (10' 3') x 1.94m (6' 4') The bathroom comprises of a bath with mixer tap, low level WC, sink and pedestal units, and walk in shower. Part tiled walls. Mirror across the length of one wall. Where aspect with UPVC double glazing. Loft Room Attic space - accessed from a return staircase at first floor level. The attic space has the benefit of a dormer double glazed window and two Velux rooflights. We cannot confirm whether building regulations were approved for this space, in which case if they were this would make an ideal third bedroom. Outside To the front of the property is a small garden area. At the rear of the property is an enclosed private yard with rear.

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