



Burnley Road, Crawshawbooth, BB4 8BW

£210,000

EXCEPTIONAL MID TERRACE HOME

Situated on Burnley Road in the charming village of Crawshawbooth, this exceptional mid-terrace property offers a perfect blend of modern living and traditional charm. Having undergone a comprehensive renovation, this spacious home is a true blank canvas, ready for you to make it your own.

The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The contemporary fitted kitchen is designed with both style and functionality in mind, making it a delightful space for culinary pursuits. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space for guests or a home office.

The modern three-piece bathroom is tastefully appointed, ensuring comfort and convenience for all residents. The neutral decoration throughout the property enhances its appeal, allowing you to easily personalise the space to suit your taste.

This move-in ready home is not only a fantastic opportunity for first-time buyers but also for those looking to downsize or invest in a property with great potential. With its prime location in Crawshawbooth, you will enjoy the benefits of a friendly community while being within easy reach of local amenities and transport links.

In summary, this beautifully renovated mid-terrace house is a must-see for anyone seeking a stylish and spacious home in a desirable area. Don't miss the chance to view this remarkable property and envision your future here.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	
(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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 3  1  2  C

- Exceptional Mid Terrace Property
 - Three Piece Bathroom Suite
 - Enclosed Garden to Rear
 - EPC Rating C
- Fully Renovated Throughout
 - Contemporary Fitted Kitchen
 - Tenure Leasehold
- Three Bedrooms
 - Versatile Cellar Space
 - Council Tax Band A

Ground Floor

Entrance Hall

11'2 x 3'7 (3.40m x 1.09m)
UPVC double glazed front door, central heating radiator, wood effect flooring, doors to reception room one, reception room two and stairs to lower ground floor.

Reception Room One

11'9 x 11'7 (3.58m x 3.53m)
UPVC double glazed window, central heating radiator, coving and television point.

Reception Room Two

15'8 x 12'7 (4.78m x 3.84m)
UPVC double glazed window, central heating radiator, television point and door to rear hall.

Rear Hall

5'9 x 5' (1.75m x 1.52m)
Smoke detector, open to kitchen and stairs to first floor.

Kitchen

16'9 x 7' (5.11m x 2.13m)
Two UPVC double glazed windows, central heating radiator, range of wall and base units with wood effect work surfaces and upstands, tiled splashback, stainless steel one and a half sink and drainer with mixer tap, free standing double oven with four ring electric hob, space for fridge freezer, plumbing for washing machine, boiler, spotlights, smoke alarm, coving and wood effect flooring.

Lower Ground Floor

Cellar One

16' x 14'4 (4.88m x 4.37m)
UPVC double glazed window, ceramic sink and drainer, plumbing for washing machine, door to cellar two and UPVC double glazed door to rear.

Cellar Two

15' x 11'8 (4.57m x 3.56m)

First Floor

Landing

9'5 x 7'3 (2.87m x 2.21m)
Central heating radiator, loft access, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

12'8 x 10' (3.86m x 3.05m)
UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

11'7 x 8'10 (3.53m x 2.69m)
UPVC double glazed window and central heating radiator.

Bedroom Three

11'7 x 6'3 (3.53m x 1.91m)
UPVC double glazed window and central heating radiator.

Bathroom

7'10 x 5'3 (2.39m x 1.60m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, tiled elevations, spotlights and wood effect flooring.

External

Rear

Enclosed paved garden.

Front

Gated forecourt with paving.



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