

Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(69-80) C			
(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.

Sandygate, Burnley, BB11 1EQ

£120,000

THE PERFECT FIRST TIME HOME

Having been presented and maintained throughout and offering an abundance of indoor space, neutral decoration and fantastic views, this enviable two double bedroom first floor apartment is being proudly welcomed to the market in the highly regarded location of Burnley within a fantastic complex. With a stunning open plan kitchen and living space, allocated off road parking and fantastic canal walks at your doorstep, this property is the perfect first time home not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Rossendale and Pendle.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious and impressive open plan reception room/kitchen, two double bedrooms and a contemporary fitted bathroom suite. The reception room/kitchen benefits from contemporary wall and base units, integrated appliances and offers fantastic views over Burnley. Externally there are communal gardens, allocated off road parking and canal views.

For further information or to arrange a viewing please contact our Burnley office at your earliest convenience.

Sandygate, Burnley, BB11 1EQ

£120,000



- First Floor Apartment
- Well Presented and Maintained
- Communal Gardens and Allocated Parking
- EPC Rating B
- Two Bedrooms
- Neutral Decoration
- Tenure Leasehold
- Three Piece Bathroom
- Canal Views
- Council Tax Band TBC

Entrance Hall

11'6 x 6'10 (3.51m x 2.08m)

Hardwood front door, central heating radiator, smoke detector, storage cupboard, doors to open plan reception room/kitchen, two bedrooms and bathroom.

Reception Room/Kitchen

27'11 x 11'6 (8.51m x 3.51m)

UPVC double glazed window, two central heating radiators, range of grey wall and base units, granite effect surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge freezer, plumbing for washing machine, spotlights, smoke detector, television point and part wood effect flooring.

Bedroom One

20'3 x 10'10 (6.17m x 3.30m)

UPVC double glazed window and central heating radiator.

Bedroom Two

20'3 x 8'10 (6.17m x 2.69m)

UPVC double glazed window and central heating radiator.

Bathroom

6'11 x 6'10 (2.11m x 2.08m)

Central heating towel rail, three piece suite, panel bath with direct feed shower, dual flush WC, pedestal wash basin with mixer tap, tiled elevation, spotlights, extractor fan and lino flooring.

External

Allocated parking, communal gardens and canal views.

