



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Barbon Street, Burnley, BB10 1TS

Offers Over £110,000

A FANTASTIC THREE BEDROOM DOUBLE FRONTED END TERRACE PROPERTY

Welcome to Barbon Street, Burnley - a charming location for this delightful home. This double fronted property boasts three spacious bedrooms, perfect for a growing family or those in need of extra space. This home also benefits from two reception rooms and an open plan modern kitchen that is great for entertaining! This property is perfectly suited to an investor looking to expand their portfolio or a couple looking for their first home. Located in a desirable area, this property is a fantastic opportunity for those looking for a new place to call home. Don't miss out on the chance to make this charming property your own!

The property comprises briefly; entrance via the hallway which has doors to two reception rooms and staircase to the first floor. The second reception room has understairs storage and is open plan with the kitchen. The kitchen has a door leading out to the rear. The first floor landing houses doors on to three generously sized bedrooms, a three piece bathroom and storage cupboard. Externally, to the rear of the property is an enclosed yard.

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Barbon Street, Burnley, BB10 1TS

Offers Over £110,000



- Spacious End Terraced Property
- Modern Fitted Kitchen
- Neutral Decoration Throughout
- EPC Rating E
- Three Bedrooms
- Complete Blank Canvas
- Tenure Leasehold
- Three Piece Bathroom
- Bursting with Potential
- Council Tax Band A

Ground Floor

Entrance Hallway

UPVC double glazed frosted front door, doors leading to two reception rooms and stairs to first floor.

Reception Room One

14'11 x 10'2 (4.55m x 3.10m)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, cornice coving and television point

Reception Room Two

14'8 x 14'3 (4.47m x 4.34m)

Two UPVC double glazed windows, central heating radiator, spotlights, television point, door to understairs storage and open access to kitchen.

Kitchen

9'5 x 7'5 (2.87m x 2.26m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate worktops, space for oven, four ring electric hob and extractor hood, stainless steel sink and drainer with mixer tap, integrated fridge freezer, plumbing for washing machine, tiled flooring and UPVC double glazed door to rear.

First Floor

Landing

Loft access, central heating radiator, spotlights, doors leading to three bedrooms, bathroom and boiler cupboard.

Bedroom One

15 x 10'2 (4.57m x 3.10m)

UPVC double glazed window, central heating radiator, spotlights and fireplace with decorative surround.

Bedroom Two

12'4 x 7'4 (3.76m x 2.24m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Three

10'9 x 7'7 (3.28m x 2.31m)

UPVC double glazed window, central heating radiator, spotlights and fireplace with decorative surround.

Bathroom

11'7 x 5'6 (3.53m x 1.68m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with overhead direct feed rainfall shower and rinse head, spotlights, part tiled elevations and tiled flooring.

Exterior

Rear

Enclosed yard.

Front

Enclosed courtyard.

