



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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(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.

Lowerhouse Lane, Burnley, BB12 6HZ

Offers In The Region Of £99,950

AN EXCEPTIONAL THREE BEDROOM MID TERRACED PROPERTY

Offering an abundance of space, neutral decoration and two living areas, this enviable three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Burnley. The property, once updated, has the potential to be the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Pendle, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads on to a kitchen. The first floor comprises of doors on to three generously sized bedrooms and a family bathroom. Externally there is an enclosed yard to the rear.

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

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Offers In The Region Of £99,950

 3  1  2  E

- Mid Terraced Property
- Modern Fitted Kitchen
- On Street Parking
- EPC Rating E
- Three Bedrooms
- Spacious Interiors
- Tenure Leasehold
- Four Piece Bathroom
- Enclosed Yard to Rear
- Council Tax Band A

Ground Floor

Entrance Vestibule

5'0 x 3'3 (1.52m x 0.99m)

UPVC double glazed frosted front door, coving, meter cupboard, wood effect laminate flooring and door to hall.

Hall

10'6 x 3'3 (3.20m x 0.99m)

Central heating radiator, smoke detector, corbel, feature wall light, wood effect laminate flooring, doors leading to two reception rooms and stairs to first floor.

Reception Room One

15'1 x 10'0 (4.60m x 3.05m)

UPVC double glazed bay window, central heating radiator, coving, integrated alcove storage, tiled fireplace and television point.

Reception Room Two

14'3 x 14'1 (4.34m x 4.29m)

UPVC double glazed window, central heating radiator, coving, electric media wall fire, feature wall light, television point, downstairs storage, wood effect laminate flooring and door to kitchen.

Kitchen

19'3 x 7'3 (5.87m x 2.21m)

Two UPVC double glazed windows, range of wall and base units with granite effect worktops, 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 and dishwasher, breakfast bar, tiled effect vinyl flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

14'2 x 8'10 (4.32m x 2.69m)

Central heating radiator, feature wall light, doors leading to three bedrooms and family bathroom.

Bedroom One

11'1 x 11'1 (3.38m x 3.38m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

12'6 x 6'5 (3.81m x 1.96m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Three

9'7 x 7'8 (2.92m x 2.34m)

UPVC double glazed window, central heating radiator and dado rail.

Bathroom

10'5 x 7'3 (3.18m x 2.21m)

UPVC double glazed frosted window, central heating radiator, low base WC, pedestal wash basin with traditional taps, wood panel bath with traditional taps, electric shower enclosed, tiled elevations, integrated linen cupboard, spotlights and tiled effect vinyl flooring.

External

Rear

Enclosed yard.

Front

Enclosed garden with paving.

