



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Manchester Road, Burnley, BB11 4HP

£375,000

STUNNING BLEND OF ORIGINAL FEATURES AND MODERN LIVING

Welcome to this charming property located on Manchester Road in Burnley! This spacious family home boasts three reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three/four bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

The property features a modern decor and appliances, offering a perfect blend of contemporary living within a traditional setting. The stunning original features add character and charm to the house, making it a truly unique find.

One of the highlights of this property is the private driveway and garage, providing convenient parking options for you and your visitors. Additionally, the large peaceful rear garden offers a tranquil space to unwind, host summer barbecues, or simply enjoy the fresh air.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the warmth and comfort this property has to offer.

Manchester Road, Burnley, BB11 4HP

£375,000

 3  1  3  E

- Outstanding Semi Detached Property
- Four Piece Bathroom Suite
- Tenure Leasehold
- Three/Four Bedrooms
- Spread Across Four Floors
- Council Tax Band A
- Stunning Rear Garden
- Bursting with Character
- EPC Rating E

Ground Floor

Entrance Vestibule

Hardwood front door, cornice coving, picture rail and door to hall.

Hall

Corbels, dado rail, picture rail, doors to three reception rooms, door to side elevation, stairs to first floor and stairs to lower ground floor.

Reception Room One

18'2 x 14'5 (5.54m x 4.39m)

UPVC double glazed bay window, central heating radiator, cornice coving, multifuel log burner with stone fireplace and television point.

Reception Room Two

15'7 x 12'10 (4.75m x 3.91m)

UPVC double glazed window, central heating radiator, cornice coving, picture rail, television point and multifuel log burner with stone surround and wooden mantel.

Reception Room Three

16'0 x 11'5 (4.88m x 3.48m)

UPVC double glazed window, central heating radiator, picture rail, doors to rear hall, garage WC and kitchen.

Kitchen

11'1 x 7'0 (3.38m x 2.13m)

Upright central heating radiator, range of high gloss wall and base units with composite worktops and splashback, inset ceramic sink with high spout mixer tap, integrated high rise oven and combi microwave, four ring induction hob and extractor hood, integrated fridge and dishwasher, under unit lighting, spotlights, wood effect laminate flooring, doors to conservatory and rear.

Conservatory

12'0 x 9'0 (3.66m x 2.74m)

UPVC double glazed windows, solid oak flooring and UPVC double glazed French doors to rear.

Rear Hall

Doors to WC, garage and rear.

WC

4'9 x 3'4 (1.45m x 1.02m)

Dual flush WC, corner wall mounted wash basin with traditional taps and tiled flooring.

Garage

13'9 x 8'8 (4.19m x 2.64m)

Power, lighting, plumbing for washing machine and boiler.

Lower Ground Floor

Cellar

18'10 x 6'2 (5.74m x 1.88m)

First Floor

Landing

Hardwood single glazed stained glass feature window, central heating radiator, dado rail, picture rail, doors to three bedrooms, family bathroom, storage and stairs to second floor.

Bedroom One

14'9 x 14'2 (4.50m x 4.32m)

UPVC double glazed window, central heating radiator, ceiling rose, picture rail and fitted wardrobes.

Bedroom Two

16'4 x 11'0 (4.98m x 3.35m)

UPVC double glazed window, central heating radiator, ceiling rose and picture rail.

Bedroom Three

16'8 x 9'5 (5.08m x 2.87m)

UPVC double glazed window, central heating radiator, picture rail and fitted wardrobe.

Bathroom

14'10 x 6'5 (4.52m x 1.96m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with traditional taps, freestanding bath with mixer tap and rinse head, walk-in direct feed shower enclosed, low base WC, spotlights, extractor fan, tiled elevations and tiled flooring.

Second Floor

Attic Room

18'3 x 12'9 (5.56m x 3.89m)

Three Velux windows, central heating radiator, exposed beams and eaves storage.

External

Rear

Enclosed tiered garden with laid to lawn, paved patio, decking, bedding areas, mature shrubbery and trees.

Front

Gated entrance, mature shrubbery and trees, tarmac driveway and access to garage.



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