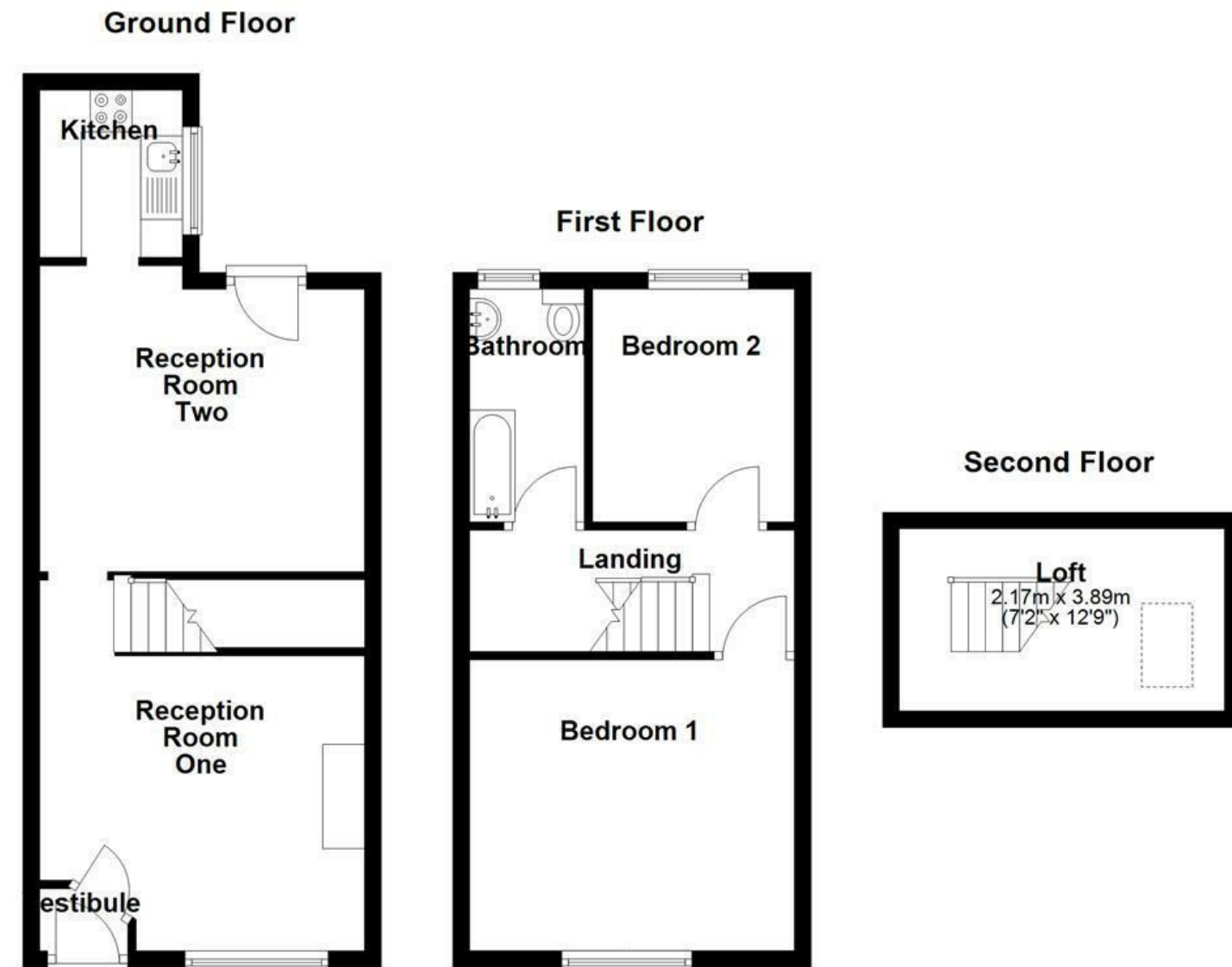




Sunderland Street, Burnley, BB12 6JS

Offers Over £80,000

MID TERRACE HOUSE IN AN IDEAL LOCATION!

Welcome to Sunderland Street in Burnley, this two bedroom terraced house presents an excellent opportunity for first time buyers or those in search of a stylish yet comfortable abode. The property boasts a sleek, modern kitchen, equipped with all the essential amenities to facilitate a seamless living experience.

As you step inside, you will find two generously sized reception rooms that provide ample space for dining, relaxation, or entertaining guests. The thoughtful layout of the home harmoniously blends practicality with an inviting charm, making it a perfect fit for professionals or small families alike.

This delightful residence not only offers contemporary features but also holds great potential for personalisation, allowing you to truly make it your own. With its appealing design and convenient location, this property is a wonderful opportunity to secure a stylish and cosy place to call home. Don't miss the chance to explore all that this lovely terraced house has to offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	53	
(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.

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**2****1****2****E**

- Tenure Leasehold
 - On Street Parking
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Mid Terraced Property
 - Viewing Essential
- EPC Rating E
 - Two Reception Rooms
 - Ideal First Time Buy

Ground Floor

Entrance

UPVC door to vestibule.

Vestibule

3'6 x 2'5 (1.07m x 0.74m)

Door to reception room one.

Reception Room One

12'9 x 11'9 (3.89m x 3.58m)

UPVC double glazed window, central heating radiator, coving, gas fire with surround, stairs to first floor and opening to reception room two.

Reception Room Two

12'9 x 11'1 (3.89m x 3.38m)

Central heating radiator, gas fire with brick fireplace, open access to kitchen and door to rear.

Kitchen

6'6 x 5'7 (1.98m x 1.70m)

UPVC double glazed window, range of wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, access to boiler, integrated oven, four ring induction hob, PVC splash back, extractor hood, plumbing for washing machine, PVC to ceiling, LED spotlights and laminate flooring.

First Floor

Landing

12'10 x 4'6 (3.91m x 1.37m)

Smoke alarm, doors to two bedrooms, bathroom and stairs to second floor.

Bedroom One

12'10 x 11'5 (3.91m x 3.48m)

UPVC double glazed window and central heating radiator.

Bedroom Two

9'1 x 7'6 (2.77m x 2.29m)

UPVC double glazed window and central heating radiator.

Bathroom

8'9 x 4'7 (2.67m x 1.40m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with overhead direct feed shower, part tiled elevation and laminate flooring.

Second Floor

Loft

13' x 7' (3.96m x 2.13m)

Velux window and hard wood floor.



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