



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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

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Piccadilly Road, Burnley, BB11 4PP

Offers Over £80,000

SPACIOUS MID TERRACE PROPERTY

Situated on the Piccadilly Road in Burnley, this delightful mid-terrace property presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental property. The home boasts two spacious bedrooms, providing ample room for relaxation and personalisation.

As you enter, you are welcomed into a bright and airy living space, featuring two reception rooms that offer versatility for entertaining guests or enjoying quiet evenings at home. The contemporary fitted kitchen is a highlight, designed to meet the needs of modern living while ensuring functionality and style.

This property is bursting with potential, allowing you to make it your own and truly reflect your personal taste. The layout is practical, making it easy to navigate and enjoy daily life.

Moreover, the location offers easy access to local amenities, ensuring that shops, schools, and parks are just a stone's throw away. This convenience enhances the appeal of the property, making it an ideal choice for those who value both comfort and accessibility.

In summary, this mid-terrace house on Piccadilly Road is a wonderful opportunity to secure a charming home in a vibrant community. With its spacious bedrooms, contemporary kitchen, and potential for further enhancement, it is a property not to be missed.

Piccadilly Road, Burnley, BB11 4PP

Offers Over £80,000

 **2**  **1**  **2**  **C**

- Mid Terrace Property
 - Contemporary Fitted Kitchen
 - Enclosed Yard to Rear
 - EPC Rating C
- Two Bedrooms
 - Bursting with Potential
 - Tenure Leasehold
- Three Piece Bathroom
 - Ideal Rental Investment
 - Council Tax Band A

Ground Floor

Entrance Vestibule

4'6 x 3'3 (1.37m x 0.99m)

UPVC front door, tiled flooring and door to hall.

Hall

9'1 x 3'2 (2.77m x 0.97m)

Central heating radiator, cornice coving, corbel, folding door to reception room room one, door to reception room two and stairs to first floor.

Reception Room One

11'2 x 10'1 (3.40m x 3.07m)

UPVC double glazed window, central heating radiator, cornice coving, open flame fire with marble surround and wooden mantel.

Reception Room Two

14'5 x 12'8 (4.39m x 3.86m)

Central heating radiator, two feature wall lights, door to kitchen and door to lower ground floor.

Kitchen

13'2 x 7'2 (4.01m x 2.18m)

Range of wall and base units with laminate work surfaces and upstands, stainless steel one and a half bowl sink and drainer with high spout mixer tap, space for oven, glass splashback, integrated extractor hood, space for fridge freezer, plumbing for washing machine, breakfast bar, tiled flooring and UPVC double glazed frosted door and window to rear.

Lower Ground Floor

Cellar

14'7 x 13'6 (4.45m x 4.11m)

UPVC double glazed frosted window, power and lighting.

First Floor

Landing

9'11 x 5'3 (3.02m x 1.60m)

Loft access, doors to two bedrooms and bathroom.

Bedroom One

14'5 x 10'11 (4.39m x 3.33m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

14'7 x 9'10 (4.45m x 3.00m)

Two UPVC double glazed windows and two central heating radiators.

Bathroom

6'10 x 4'11 (2.08m x 1.50m)

Dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, PVC panel elevations and tiled effect flooring.

External

Rear

Enclosed paved yard.



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