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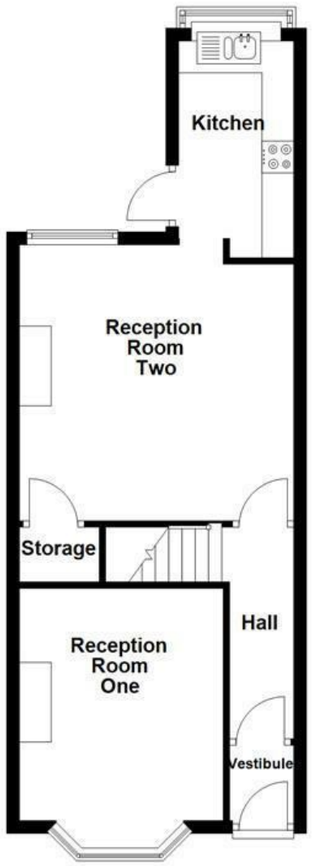

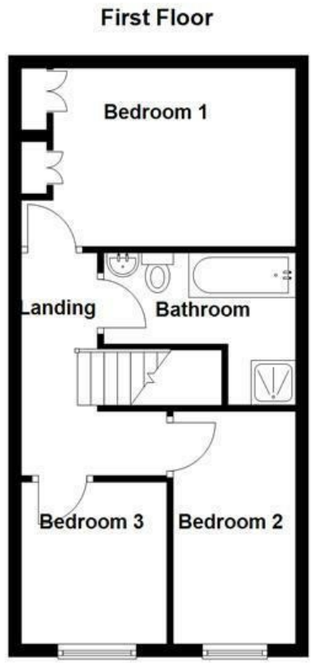

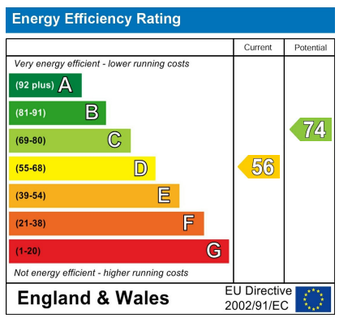

Shakespeare Street, Burnley, BB12 8RG
Offers Over £110,000

THREE BEDROOM MID TERRACED PROPERTY WITH VIEWING ESSENTIAL
Situated on Shakespeare Street in Padiham, Burnley, this delightful mid terraced house offers a perfect blend of comfort and practicality. With two generously sized double bedrooms and one single, this property is ideal for small families, couples, or individuals seeking extra space.

Upon entering, you will find two inviting reception rooms that provide ample room for relaxation and entertaining. The fitted kitchen has been thoughtfully extended, creating a functional space for culinary enthusiasts. The kitchen is well equipped and flows seamlessly into the living areas, making it a wonderful hub for family gatherings or social occasions.

The property boasts an abundance of indoor space, ensuring that you will never feel cramped. The three piece bathroom suite is conveniently located, catering to all your daily needs.

Outside, the enclosed rear yard offers a private retreat, complete with a gate leading to a shared access road. This outdoor space is perfect for enjoying a morning coffee or hosting summer barbecues with friends and family.

Overall, this mid terraced house on Shakespeare Street presents an excellent opportunity for those looking to settle in a welcoming community. With its spacious layout and practical features, it is a property that truly deserves your attention.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Shakespeare Street, Burnley, BB12 8RG

Offers Over £110,000

3 1 2 D

- Tenure Leasehold
- On Street Parking
- Fitted Kitchen And Four Piece Bathroom Suite
- Close Proximity To Local Amenities
- Council Tax Band A
- Bursting With Potential
- Enclosed Rear Yard
- EPC Rating D
- Viewing Essential
- Easy Access To Major Commuter Routes

Ground Floor

Entrance
UPVC double glazed frosted door to vestibule.

Vestibule
4' 1 x 3'4 (1.22m 0.30m x 1.02m)
Door to hall.

Hall
11'6 x 3'4 (3.51m x 1.02m)
Smoke alarm, doors to two reception rooms and stairs to first floor.

Reception Room One
12' x 10'6 (3.66m x 3.20m)
UPVC double glazed bay window, central heating radiator, gas fire with granite surround and meter cupboard.

Reception Room Two
14'4 x 14'2 (4.37m x 4.32m)
UPVC double glazed window, central heating radiator, electric fire, tiled surround, coving, wood effect flooring, under stairs storage and open access to kitchen.

Kitchen
10'2 x 5'10 (3.10m x 1.78m)
UPVC double glazed box window, range of wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, wood clad to ceiling, spotlights, tiled effect flooring and UPVC double glazed frosted door to rear.

First Floor

Landing
11'8 x 4'1 (3.56m x 1.24m)
Smoke alarm, doors to three bedrooms and bathroom.

Bedroom One
13'1 x 8'11 (3.99m x 2.72m)
UPVC double glazed window, central heating radiator and storage.

Bedroom Two
12'1 x 6'2 (3.68m x 1.88m)
UPVC double glazed window, central heating radiator and storage.

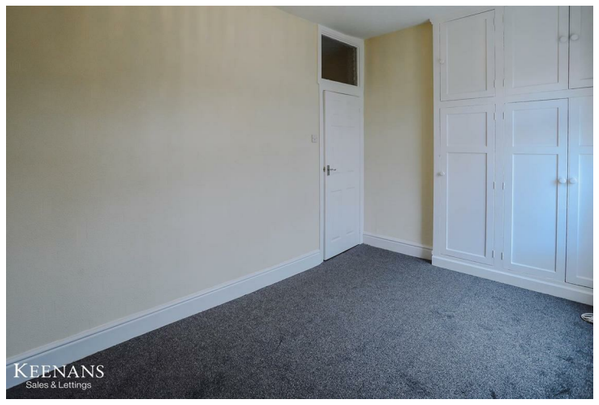
Bedroom Three
8'4 x 7'11 (2.54m x 2.41m)
UPVC double glazed window and central heating radiator.

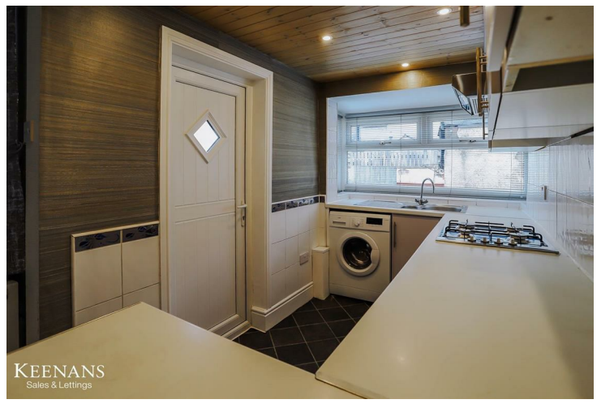
Bathroom
9'11 x 7'11 (3.02m x 2.41m)
Dual flush WC, pedestal wash basin, panel bath, enclosed direct feed shower, tiled elevation, extractor fan and tiled effect flooring.

External

Rear
Enclosed paved yard.

Front
Enclosed stone chip courtyard.





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