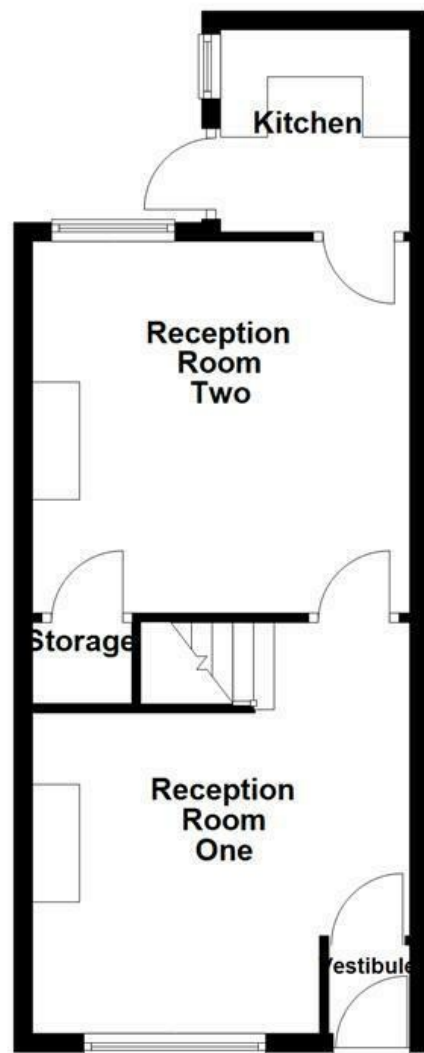
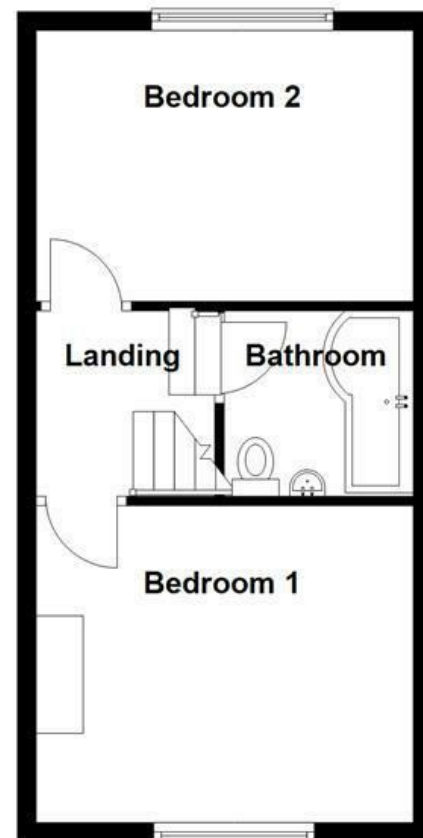


Ground Floor



First Floor



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

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.

## St. Johns Road, Burnley, BB12 6RP

### Offers Over £85,000

#### ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Situated on St. Johns Road in Burnley, this desirable mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts two spacious double bedrooms, providing ample space for relaxation and rest. The family bathroom is well-appointed, ensuring convenience for all residents.

The heart of the home is undoubtedly the modern kitchen, which is designed to cater to your culinary needs while offering a stylish and functional space. Adjacent to the kitchen, you will find two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family.

Outside, the property features a lovely rear yard, ideal for outdoor gatherings or simply enjoying a breath of fresh air. The front yard adds to the overall appeal, enhancing the property's curbside charm.

This home is situated in a friendly neighbourhood, close to local amenities and transport links, making it a practical choice for those who value both comfort and convenience. With its blend of modern features and traditional charm, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.



# St. Johns Road, Burnley, BB12 6RP

## Offers Over £85,000

 2  1  2  D

- Tenure Leasehold
- On Street Parking
- Three Piece Bathroom Suite
- Easy Access To Major Network Links
- Council Tax Band A
- Two Generously Sized Bedrooms
- Ideal First Time Buy
- EPC Rating D
- Two Spacious Reception Rooms
- Enclosed Rear Yard

### Ground Floor

#### Entrance

UPVC part frosted door to vestibule.

#### Vestibule

3'1 x 3'1 (0.94m x 0.94m)

Wood effect laminate flooring and door to reception room one.

#### Reception Room One

14'4 x 14'3 (4.37m x 4.34m)

UPVC double glazed window, central heating radiator, coving, open fire place with decorative surround, stairs to first floor, door to reception room two and wood effect laminate flooring.

#### Reception Room Two

13'3 x 13'1 (4.04m x 3.99m)

UPVC double glazed window, coving, gas fire with decorative surround, door to storage, wood effect laminate flooring and door to kitchen.

#### Kitchen

7' x 6'7 (2.13m x 2.01m)

UPVC double glazed window, gloss wall and base units, laminate work top, stainless steel sink with separate drainer and mixer tap, space for freestanding oven, plumbed for washing machine, space for fridge freezer, part tiled elevation, tiled floor and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

6'9 x 5'3 (2.06m x 1.60m)

Doors to two bedrooms, bathroom, loft hatch and smoke alarm.

#### Bedroom One

13'4 x 11' (4.06m x 3.35m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

13'1 x 11' (3.99m x 3.35m)

UPVC double glazed window, central heating radiator and wood effect flooring.

#### Bathroom

7'5 x 6'8 (2.26m x 2.03m)

Central heating towel rail, panel bath with mixer tap, overhead shower, dual flush WC, vanity top wash basin with mixer tap, tiled elevation, extractor fan and lino flooring.

### External

#### Rear

Enclosed yard with gate to shared access road.

#### Front

Enclosed courtyard.



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