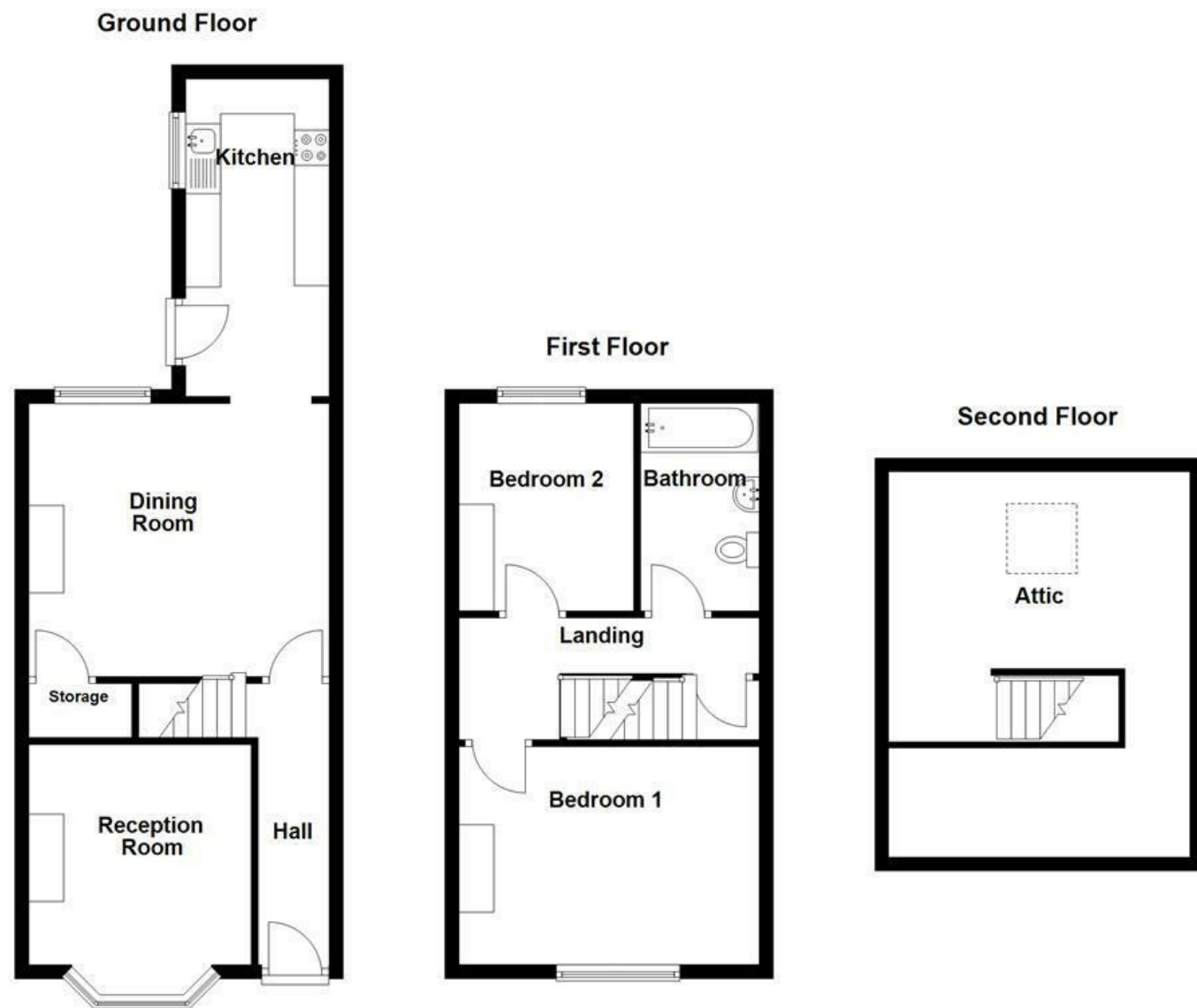




## Russell Terrace, Burnley, BB12 7HD

### £99,950

#### TWO-BEDROOM TERRACE IN BURNLEY

Situated in the area of Russell Terrace in Padiham, Burnley, this delightful house offers a perfect blend of comfort and style. As you step inside, you are welcomed by a generous reception room that serves as an inviting space for relaxation and entertainment. The well-appointed kitchen, conveniently located next to the dining room, is ideal for those who enjoy cooking and hosting gatherings with family and friends.

Upstairs, you will find two well-proportioned bedrooms that provide ample space for rest and personalisation. Additionally, the loft room adds versatility to the home, making it suitable for various uses, whether as a study, playroom, or guest accommodation.

One of the standout features of this property is the abundance of natural light that fills each room, creating a warm and welcoming atmosphere throughout. This home is not just a place to live; it is a sanctuary where you can truly unwind and enjoy life.

With its appealing layout and prime location, this house is an excellent opportunity for anyone looking to settle in a vibrant community. Do not miss the chance to make this lovely property your new home.

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| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>61</b> | <b>76</b> |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| 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.



# Russell Terrace, Burnley, BB12 7HD

## £99,950

 2  1  2  D

- Tenure Leasehold
  - On Street Parking
  - Ideal First Time Buy
  - Close Proximity To Local Amenities
- Council Tax Band A
  - Two Well Proportioned Bedrooms Plus Loft Conversion
  - Abundance Of Space
- EPC Rating D
  - Fitted Kitchen And Three Piece Bathroom Suite
  - Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

UPVC double glazed frosted door to hall.

#### Hall

12' x 3'4 (3.66m x 1.02m)

Smoke alarm, doors to reception room, dining room and stairs to first floor.

#### Reception Room

10'5 x 10'4 (3.18m x 3.15m)

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

#### Dining Room

14'2 x 12'10 (4.32m x 3.91m)

UPVC double glazed window, central heating radiator, wood effect flooring, open access to kitchen and door to under stairs storage.

#### Kitchen

14'10 x 6'8 (4.52m x 2.03m)

UPVC double glazed window, wall and base units, laminate work top, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space for washing machine and dishwasher, tiled effect flooring and UPVC double glazed door to rear.

### First Floor

#### Landing

14'3 x 5'11 (4.34m x 1.80m)

Doors to two bedrooms, bathroom and stairs to attic.

#### Bedroom One

14'1 x 10'3 (4.29m x 3.12m)

UPVC double glazed window and central hreading radiator.

#### Bedroom Two

9'9 x 8'4 (2.97m x 2.54m)

UPVC double glazed window and central heating radiator.

#### Bathroom

9'9 x 5'6 (2.97m x 1.68m)

Central heated towel rail, dual flush WC, panel bath with mixer tap and rinse head, pedestal wash basin, spotlights, extractor fan and tiled effect flooring.

### Second Floor

#### Attic

18'1 x 12'7 (5.51m x 3.84m)

Velux window, central heating radiator, exposed beams and spotlights.

### External

#### Rear

Enclosed paved yard.

### Front

Enclosed courtyard with paving and bedding areas.



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