



Falcon & Foxglove

46 Athol Street North, Burnley BB11 4BS



A two bedroom mid-terrace property situated in this popular location offered with no chain. The property has a spacious lounge, dining room, extended kitchen and a three-piece white bathroom suite. The property benefits from double glazing, gas central heating & rear yard.

Located near to local shopping facilities, infant/junior schools, and bus routes to the town centre. The property is only a few minutes drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

- **Two Bedrooms**
- **Spacious Lounge**
- **Dining Room**
- **Extended Kitchen**
- **No Chain**
- **Gas Central Heating**
- **Double Glazing**
- **Council Tax Band A**
- **EPC Rating D**
- **Leasehold (880+ Years)**

£70,000



**Falcon & Foxglove Estate Agents Limited,
9 Manchester Road, Burnley BB11 1HQ**

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Email: info@falconandfoxglove.co.uk

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Entrance Vestibule

Lounge

3.84m x 3.50m (12ft 7" x 11ft 5")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator

Coving to ceiling

TV & telephone points



Dining Room

4.39m x 3.84m (14ft 4" x 12ft 7")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator

Under stairs storage cupboard



Kitchen

2.25m x 1.73m (7ft 4" x 5ft")

Double glazed window to the side of the property

Fitted wall and base units

Laminate work surfaces

Electric cooker

Stainless steel sink unit

Plumbing for automatic washing machine

Vinyl flooring



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Landing

Bedroom One

3.84m x 3.50m (12ft 7" x 11ft 5")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator

Storage cupboard



Bedroom Two

3.84m x 2.69m (12ft 7" x 8ft 10")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator

Storage cupboards



Bathroom

2.51m x 1.63m (8ft 2" x 5ft 4")

Panelled bath with mixer taps for shower over

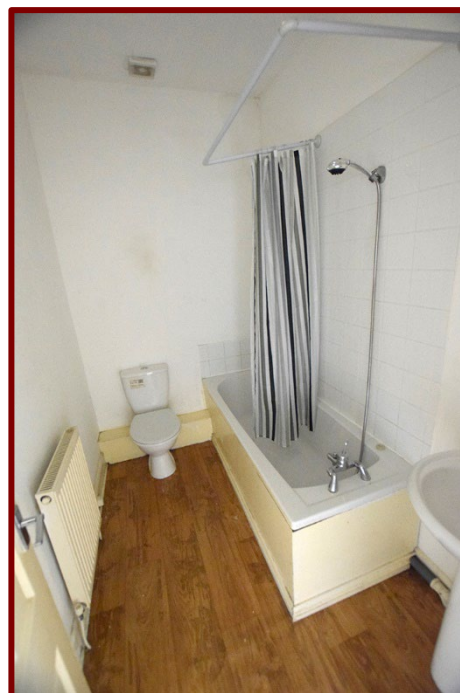
Pedestal hand wash basin and low level w.c.

Vinyl flooring

Central heating radiator

Extractor fan

Tiling in splash back areas



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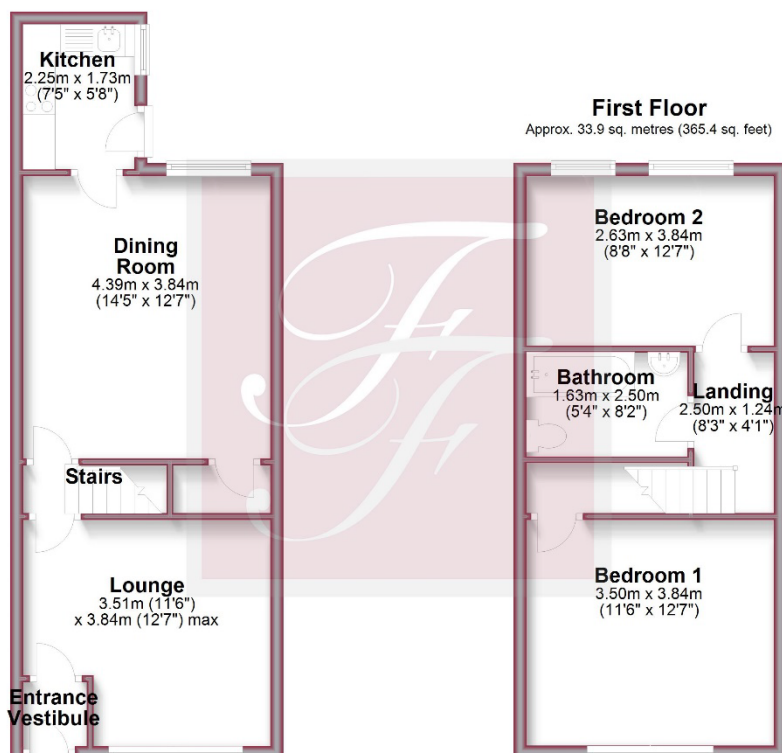
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Ground Floor

Approx. 38.0 sq. metres (409.5 sq. feet)



Total area: approx. 72.0 sq. metres (774.9 sq. feet)

Please note: Plans are to show room locations only and are not to scale

NOTES:

VIEWING: Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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