



# Falcon & Foxglove

25 Godiva Street, Burnley BB10 1JE



A two bedroom mid-terrace property situated in this popular location, close to the Barden Lane. The property has a spacious lounge, dining kitchen and a three-piece white bathroom suite. The property benefits from double glazing, gas central heating, utility room & 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 Kitchen
- Utility Room
- Three Piece Bathroom
- EPC Rating D
- Council Tax Band A
- Leasehold (880+ Years)
- Garden Forecourt & Rear Yard
- No Chain

**£79,950**



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### Entrance Vestibule

#### Lounge

4.42m x 4.12m (14ft 5" x 13ft 6")

Double glazed window to the front of the property

Laminate flooring

Central heating radiator

TV & telephone points



#### Kitchen

4.12m x 3.11m (13ft 6" x 10ft 2")

Double glazed window to the rear of the property

Carpeted and vinyl flooring

Fitted wall and base units

Laminate work surfaces

Central heating boiler and radiator



#### Utility Room

Plumbing for automatic washing machine



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## Landing

### Bedroom One

4.41m x 4.12m (14ft 5" x 13ft 6")

Double glazed window to the front of the property

Carpeted flooring

Fitted wardrobes

Central heating radiator



### Bedroom Two

3.10m x 2.13m (10ft 1" x 6ft 11")

Double glazed window to the rear of the property

Carpeted flooring

Fitted wardrobes

Central heating radiator



### Bathroom

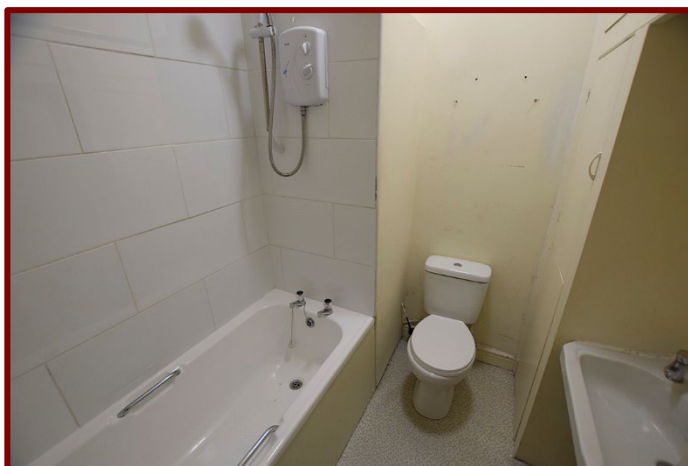
2.22m x 1.96m (7ft 3" x 6ft 5")

Panelled bath with electric shower over

Pedestal hand wash basin and low level w.c.

Tiling in splash back areas

Towel radiator



## Rear Yard



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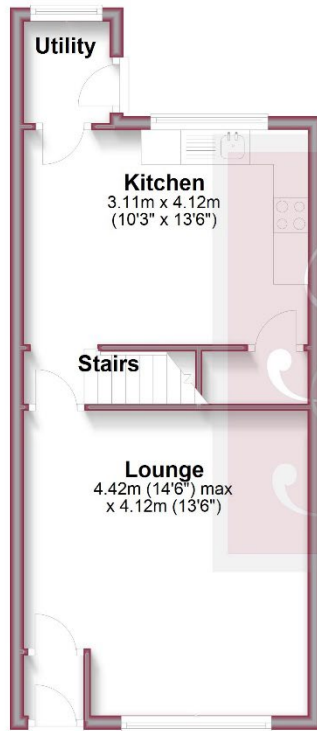
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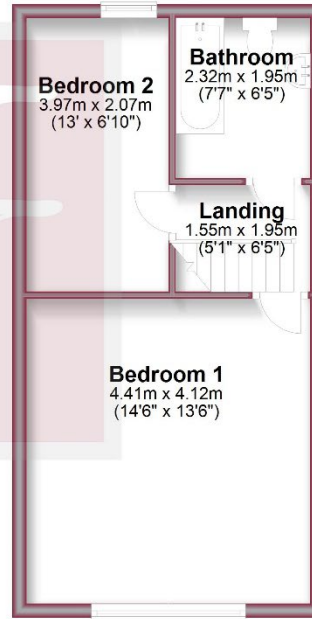
### Ground Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



### First Floor

Approx. 35.0 sq. metres (376.4 sq. feet)



Total area: approx. 71.9 sq. metres (774.3 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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