



# Falcon & Foxglove

**269 Brunshaw Road, Burnley BB10 4QR**



Offered for sale with no chain is this well presented three bedroom mid-terrace property in this popular area of town. Briefly comprising of a spacious lounge, living room, extended fitted kitchen and family bathroom. The property also benefits from double glazing, gas central heating, garden forecourt and large 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.

- **Three Bedrooms**
- **Spacious Lounge**
- **Living Room**
- **Extended Fitted Kitchen**
- **Large Rear Yard**
- **EPC Rating D**
- **Council Tax Band B**
- **Leasehold (880+ Years)**
- **Garden Forecourt**
- **No Chain**

**£140,000**



**Falcon & Foxglove Estate Agents Limited,  
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**Entrance Vestibule**  
1.49m x 0.94m (4ft 10" x 3ft 1")

**Entrance Hallway**  
2.83m x 0.95m (9ft 3" x 3ft 1")

Laminate wood flooring

Central heating radiator

**Lounge**  
3.44m x 3.31m (11ft 3" x 10ft 10")

Double glazed bay window to the front of the property

Carpeted flooring

Feature gas fire

Central heating radiator

Coving to ceiling



**Living Room**  
4.40m x 4.20m (14ft 5" x 13ft 9")

Double glazed French Doors leading to the rear yard

Laminate wood flooring

Wood and marble fireplace with living flame gas fire

Central heating radiator

Coving to ceiling

Understairs storage cupboard



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## Kitchen

4.85m x 2.30m (15ft 10" x 7ft 6")

Double glazed window to the side of the property

Fitted wall and base units

Laminate work surfaces

1 ½ full bowl moulded resin sink unit

Integrated double electric oven

Induction hob with cooker hood over

Integrated appliances such as fridge, freezer, dishwasher, washing machine and tumble dryer

Vinyl tiled flooring

Central heating radiator



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**Landing**

**2.91m x 1.64m (9ft 6" x 5ft 4")**

Carpeted flooring

Storage cupboard

Loft access

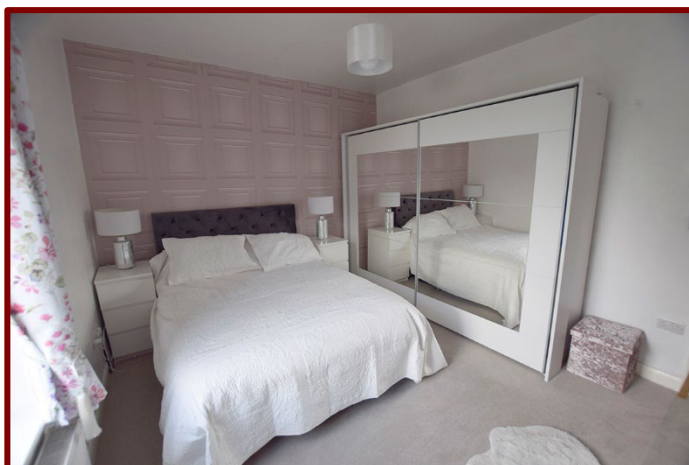
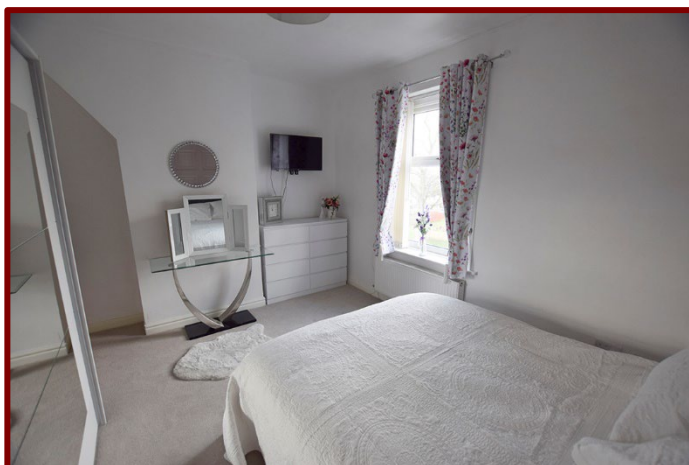
**Bedroom One**

**4.38m x 3.44m (14ft 4" x 11ft 3")**

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator



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**Bedroom Two**  
**3.44m x 2.11m (11ft 3 x 6ft 11")**

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator

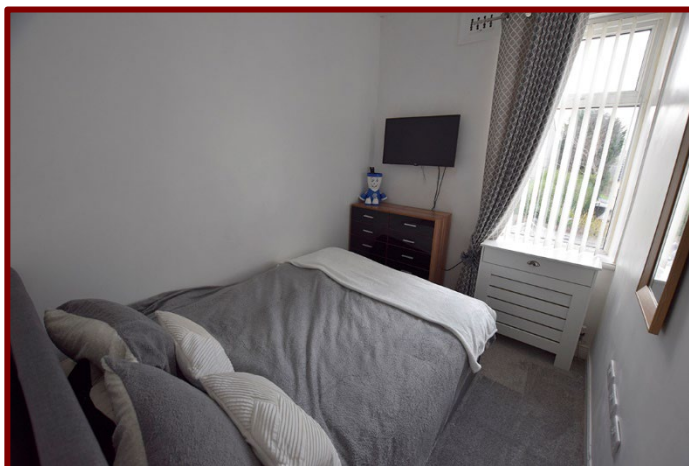


**Bedroom Three**  
**3.44m x 2.18m (11ft 3" x 7ft 1")**

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator



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**Bathroom**  
**2.22m x 1.68m (7ft 3" x 5ft 6")**

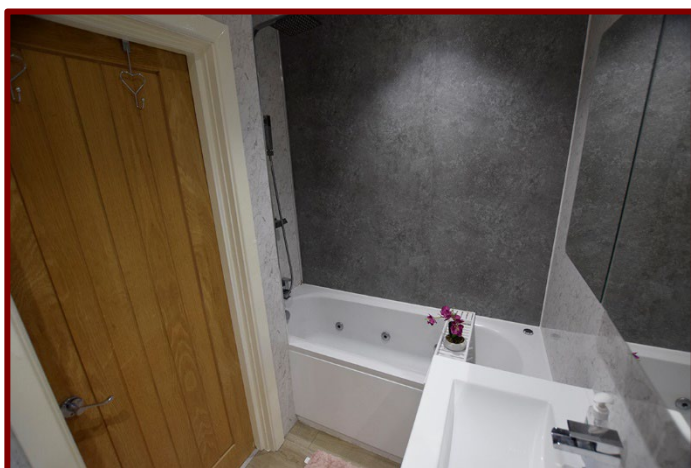
Panelled whirlpool bath

Thermostatic rainfall shower over and hand shower

Vanity unit with hand wash basin

Low level w.c.

Towel radiator



**Rear Yard**



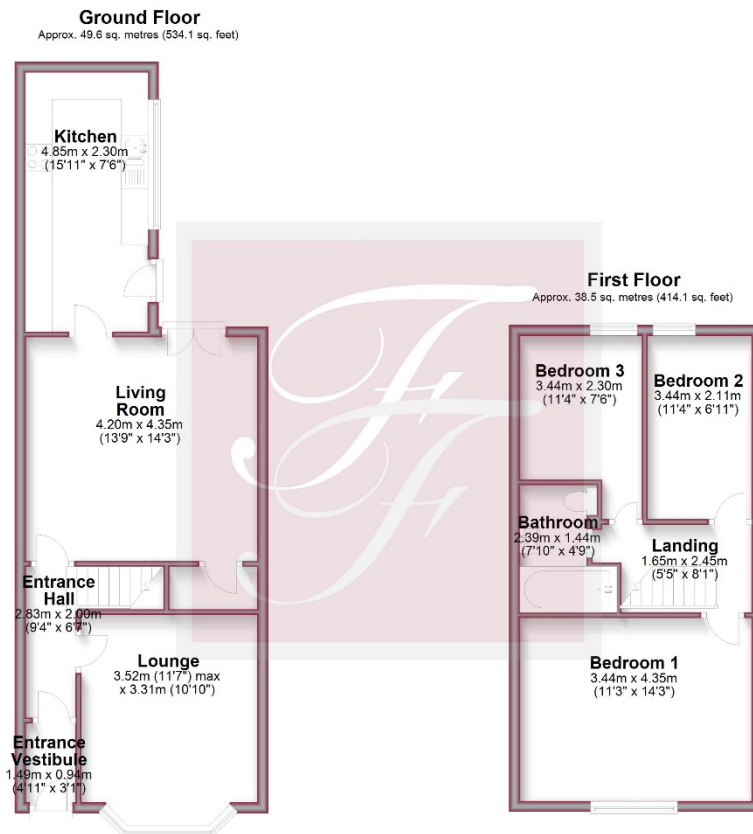
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Total area: approx. 88.1 sq. metres (948.2 sq. feet)

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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