



Falcon & Foxglove

15 Barry Street, Burnley BB12 6DT



NO CHAIN - A well presented two bedroom mid-terrace property in this popular area of town. Comprising also of a spacious lounge, living room, large dining kitchen and family bathroom. The property benefits also from double glazing, gas central heating & rear garden.

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**
- **Living Room**
- **Large Dining Kitchen**
- **Four Piece Bathroom Suite**
- **No Chain**
- **Council Tax Band A**
- **EPC Rating F**
- **Leasehold (880+ Years)**
- **Rear Garden**

£135,000



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

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Entrance Vestibule
1.31m x 0.98m (4ft 3" x 3ft 2")

Entrance Hall
2.91m x 0.98m (9ft 6" x 3ft 2")

Carpeted flooring

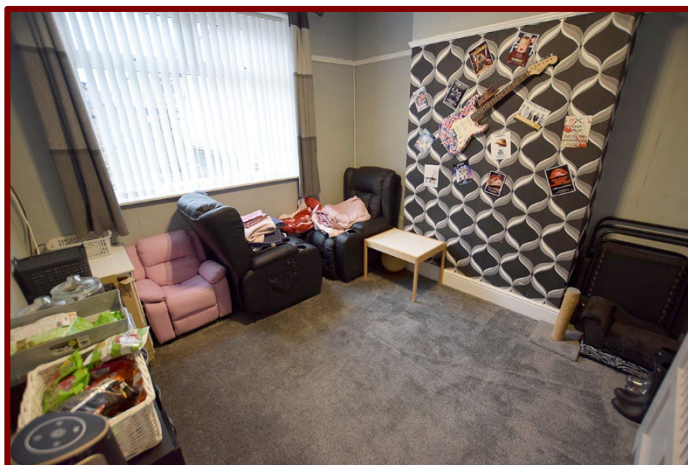
Central heating radiator

Lounge
3.33m x 3.16m (10ft 11" x 10ft 4")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator



Living Room
4.26m x 4.02m (13ft 11" x 13ft 2")

Laminate wood flooring

Wood and marble fireplace with living flame gas fire

Under stairs storage cupboard

Picture rail



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Kitchen

4.31m x 4.14m (14ft 1" x 13ft 6")

Double glazed windows to the side and rear of the property

French doors leading to the rear garden

Fitted wall and base units

Laminate work surfaces

1 ½ moulded resin sink unit

Integrated electric oven and gas hob with cooker hood over

Central heating radiator

Plumbing for automatic washing machine, dishwasher and tumble dryer



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Landing

1.75m x 1.12m (5ft 8" x 3ft 8")

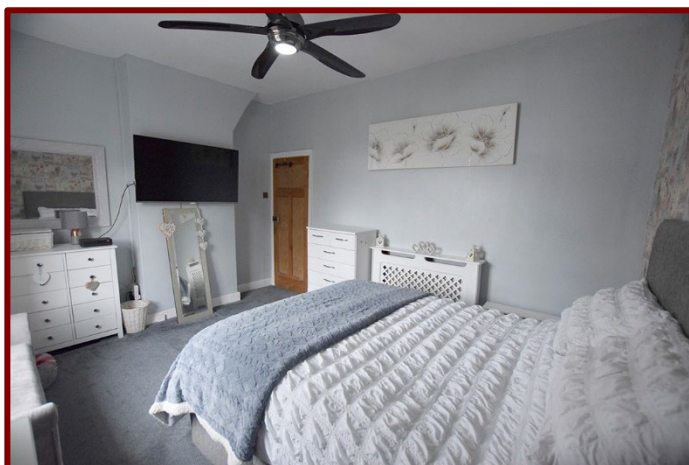
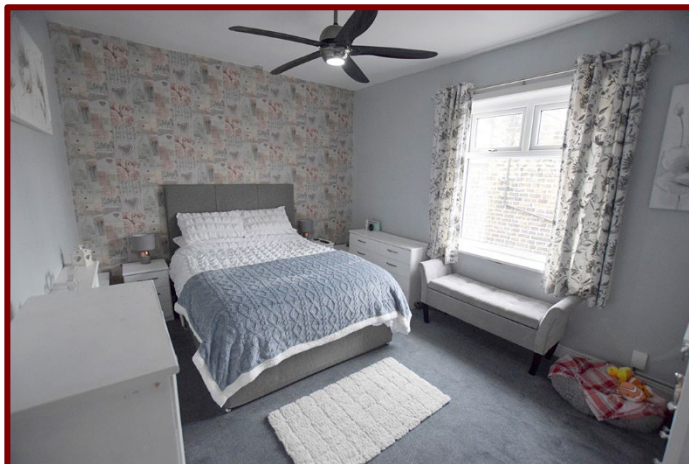
Bedroom One

4.28m x 3.33m (14ft 0" x 10ft 11")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator



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Bedroom Two
4.28m x 2.59m (14ft 0" x 8ft 5")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator



Bathroom
2.99m x 2.15m (9ft 9" x 7ft 0")

Panelled bath

Shower cubicle with thermostatic shower over

Vanity unit with hand wash basin and low level w.c.

Tiled walls

Towel radiator

Xpelair



Rear Garden

Decking Area

Artificial turf



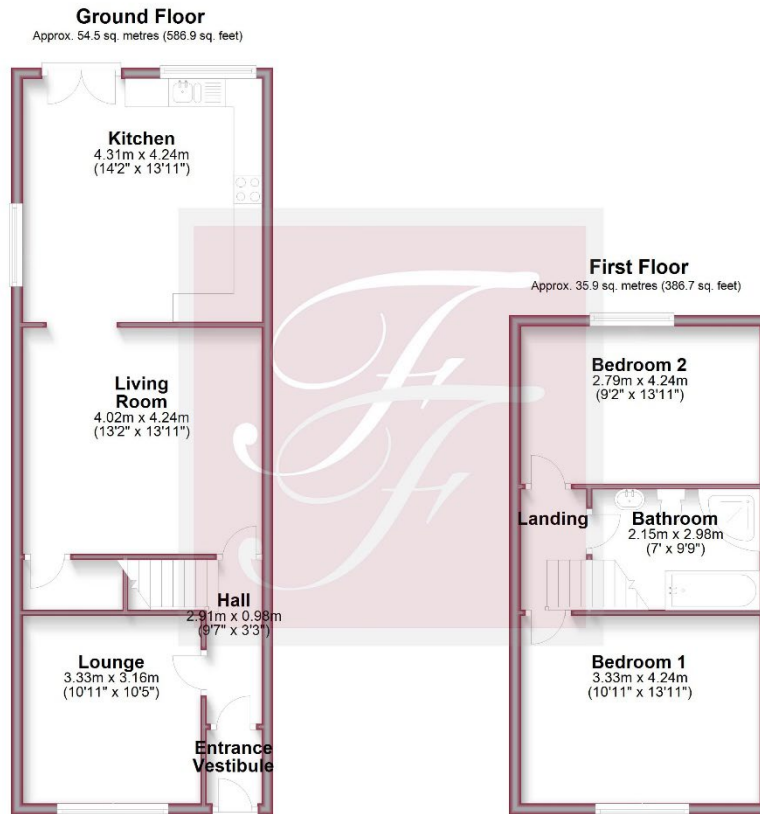
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Total area: approx. 90.4 sq. metres (973.6 sq. feet)

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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