



# Falcon & Foxglove

**31 Bracewell Street, Burnley BB10 1TB**



A three bedroom end-terrace property which might suit a builder or an investor offered with no chain. Comprising of a spacious lounge, kitchen dining room and a family bathroom. The property also benefits from double glazing, gas central heating and 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**
- **Open Plan Kitchen Dining**
- **Family Bathroom**
- **No Chain**
- **Council Tax Band A**
- **EPC Rating E**
- **Leasehold (880+ Years)**
- **DG & Central Heating**
- **Rear Yard**

**£75,000**



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

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**Lounge**  
**5.49m x 3.29m (18ft 0" x 10ft 9")**

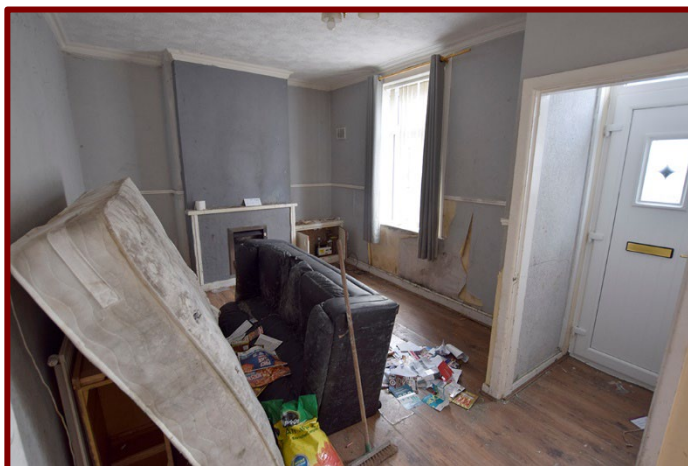
Two double glazed windows to the front of the property

Laminate wood flooring

Gas fire

Dado rail

Two central heating radiators



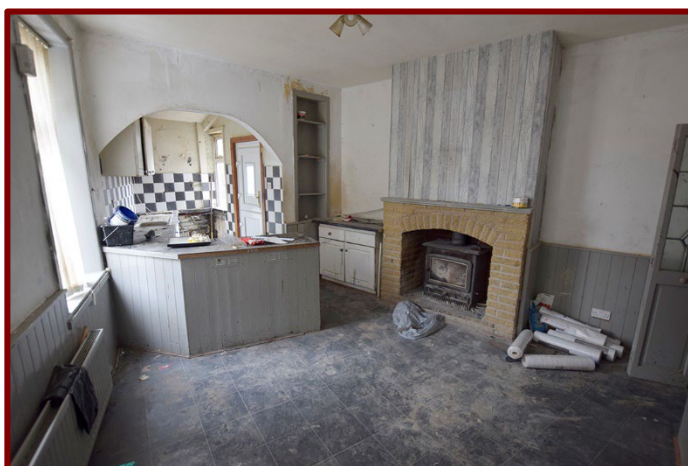
**Dining Room**  
**4.13m x 4.02m (13ft 6" x 13ft 2")**

Two double glazed windows to the side of the property

Laminate wood flooring

Stone fireplace

Under stairs storage



**Kitchen**  
**2.17m x 1.86m (7ft 1" x 6ft 1")**

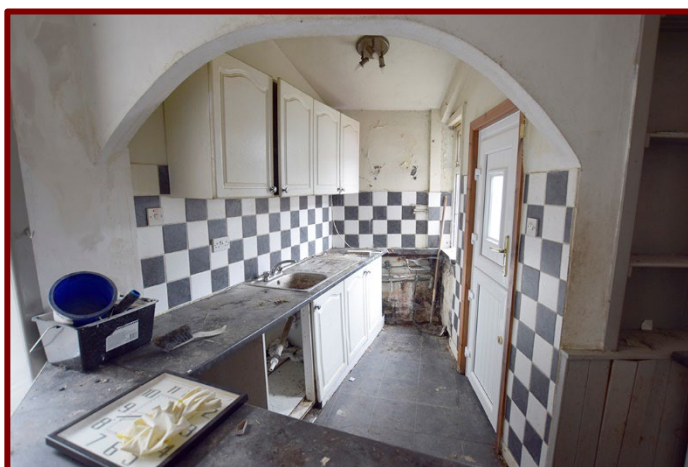
Double glazed window to the side of the property

Fitted wall and base units

Laminate work surfaces

Stainless steel sink unit

Plumbing for automatic washing machine



**Landing**  
**3.18m x 1.66m (10ft 5" x 5ft 5")**

Carpeted flooring



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**Bedroom One**  
**4.26m x 4.03m (13ft 11" x 13ft 2")**

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator

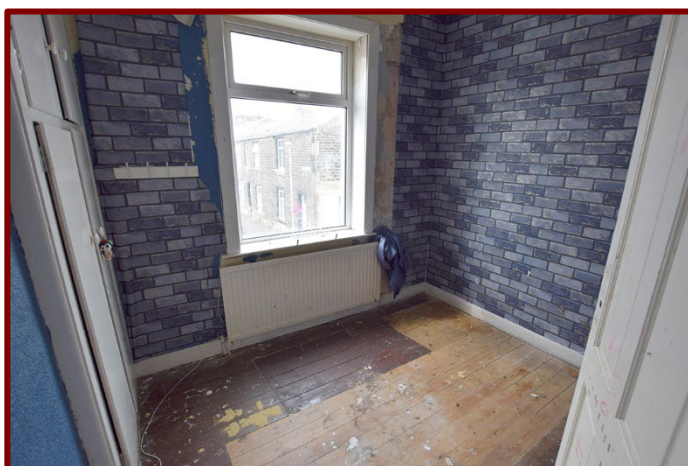


**Bedroom Two**  
**3.24m x 2.36m (10ft 7" x 7ft 9")**

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator

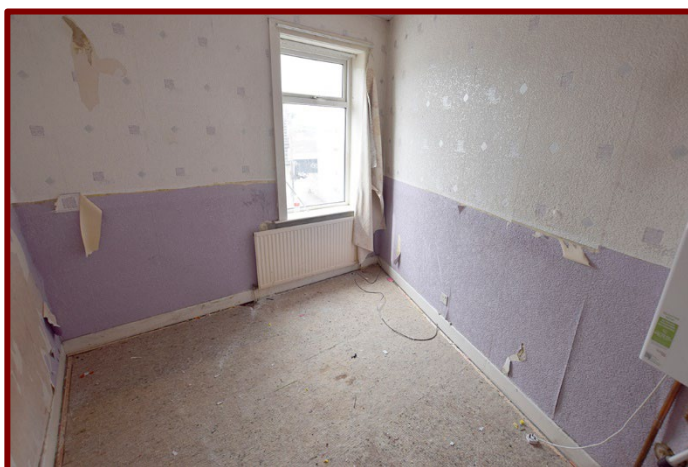


**Bedroom Three**  
**3.30m x 2.47m (10ft 9" x 8ft 1")**

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator and boiler



**Bathroom**  
**2.37m x 1.77m (7ft 9" x 5ft 9")**

Double glazed frosted window to the rear of the property

Panelled bath with electric shower over

Pedestal hand wash basin and low level w.c.



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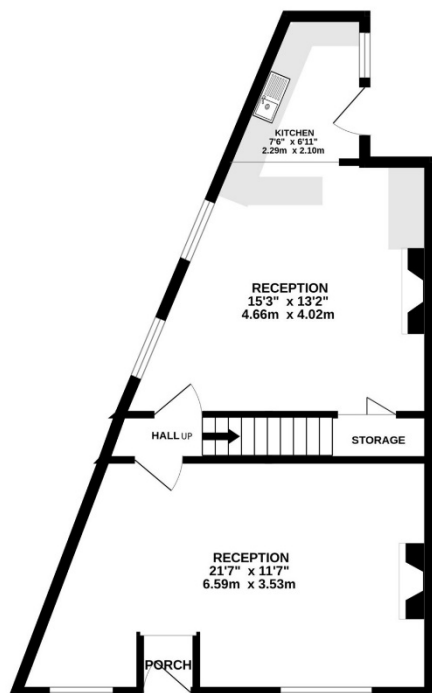
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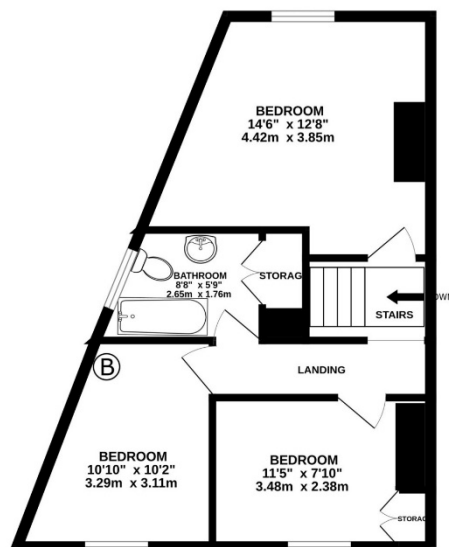
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GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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