



Falcon & Foxglove

34 Heather Bank, Burnley BB11 5LA



Offered for sale with no chain is this well presented two bedroom quasi-semi property in this popular area of Burnley. Briefly comprising of a spacious lounge, kitchen diner, two bedrooms and first floor bathroom. The property also benefits from double glazing, gas central heating, private block paved drive, front and rear gardens.

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**
- **Kitchen Diner**
- **Family Bathroom**
- **No Chain**
- **Council Tax Band A**
- **Freehold**
- **EPC Rating E**
- **Private Drive**
- **Front & Rear Gardens**

£125,000



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

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Entrance Hall

Lounge

4.29m x 3.93m (14ft 0" x 12ft 10")

Double glazed window to the front of the property

Carpeted flooring

Marble fireplace with gas fire

Central heating radiator

TV & telephone points



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Kitchen Diner
4.93m x 2.33m (16ft 1" x 7ft 7")

Double glazed windows to the rear of the property

Fitted wall and base units

Laminate work surfaces

Stainless steel sink unit

Gas cooker

Plumbing for automatic washing machine

Central heating radiator

Under stairs storage cupboard



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Landing

Bedroom One

5.48m x 3.34m (17ft 11" x 10ft 11")

Two double glazed windows to the front of the property

Carpeted flooring

Central heating radiator



Bedroom Two

3.27m x 2.44m (10ft 8" x 8ft 0")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator



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Bathroom

2.95m x 2.35m (9ft 8" x 7ft 8")

Double glazed frosted window to the rear of the property

Panelled bath

Pedestal hand wash basin and low level w.c.

Airing cupboard

Central heating radiator



Rear Garden

Mainly laid to lawn

Mature shrubs and plants

Patio area

Water tap



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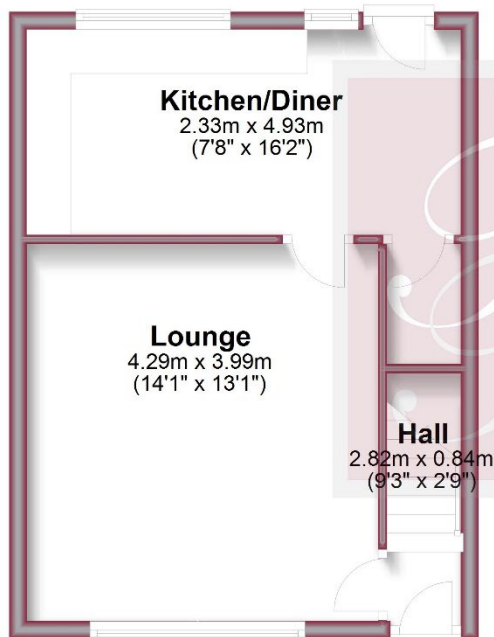
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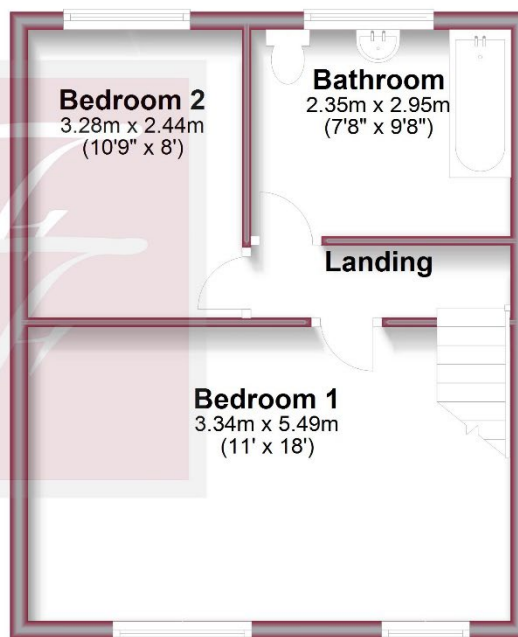
Ground Floor

Approx. 33.1 sq. metres (356.8 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



Total area: approx. 70.0 sq. metres (753.9 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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