



Falcon & Foxglove

91 Moseley Road, Burnley BB11 2RF



A rare opportunity to purchase this three bedroom semi-detached property in this sought after area of Burnley. Briefly comprising a spacious lounge, dining room, fitted kitchen, three bedrooms, ground floor shower room and first floor bathroom. The property also benefits from double glazing, gas central heating, private drive, front and rear gardens with extensive views.

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**
- **Dining Room**
- **Fitted Kitchen**
- **Shower & Bathroom**
- **No Chain**
- **Council Tax Band C**
- **Freehold**
- **EPC To Follow**
- **Private Drive & Gardens**

£235,000



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

Tel: 01282 416060

Email: info@falconandfoxglove.co.uk

Web: www.falconandfoxglove.co.uk



Entrance Hall
4.82m x 1.68m (15ft 9" x 5ft 6")

Stained glass window to the front of the property

Carpeted flooring

Picture rail

Lounge
3.49m x 3.44m (11ft 5" x 11ft 3")

Double glazed bay window to the front of the property

Carpeted flooring

Tiled fireplace with gas fire

Picture rail

Coving to ceiling

TV & telephone points

Central heating radiator



Dining Room
4.04m x 3.49m (13ft 3" x 11ft 5")

Carpeted flooring

Gas fire

Picture rail

Coving to ceiling

Central heating radiator



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

Tel: 01282 416060

Email: info@falconandfoxglove.co.uk

Web: www.falconandfoxglove.co.uk



Kitchen

4.26m x 2.45m (13ft 11" x 8ft 0")

Double glazed windows and door leading to the rear garden

Wall and base units

Full bowl stainless steel sink unit

Laminate work surfaces

Gas cooker

Vinyl flooring



Shower Room

2.74m x 1.70m (8ft 4" x 5ft 7")

Double glazed frosted window to the side of the property

Shower cubicle with thermostatic shower

Pedestal hand wash basin and low level w.c.

Tiled walls

Plumbing for automatic washing machine

Central heating radiator

Landing

2.02m x 1.74m (6ft 7" x 5ft 8")

Double glazed window to the side of the property

Carpeted flooring

Bedroom One

4.04m x 3.38m (13ft 3" x 11ft 1")

Double glazed window to the rear of the property

Carpeted flooring

Fitted wardrobes

Central heating radiator



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

Tel: 01282 416060

Email: info@falconandfoxglove.co.uk

Web: www.falconandfoxglove.co.uk



Bedroom Two
3.44m x 3.16m (11ft 3" x 10ft 4")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator



Bedroom Three
2.54m x 2.05m (8ft 4" x 6ft 8")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator

Bathroom
2.89m x 1.76m (9ft 5" x 5ft 9")

Double glazed frosted window to the rear of the property

Panelled bath with electric shower over

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

Tiling in splash back areas

Central heating radiator



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

Tel: 01282 416060

Email: info@falconandfoxglove.co.uk

Web: www.falconandfoxglove.co.uk



Large Rear Garden

View



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

Tel: 01282 416060

Email: info@falconandfoxglove.co.uk

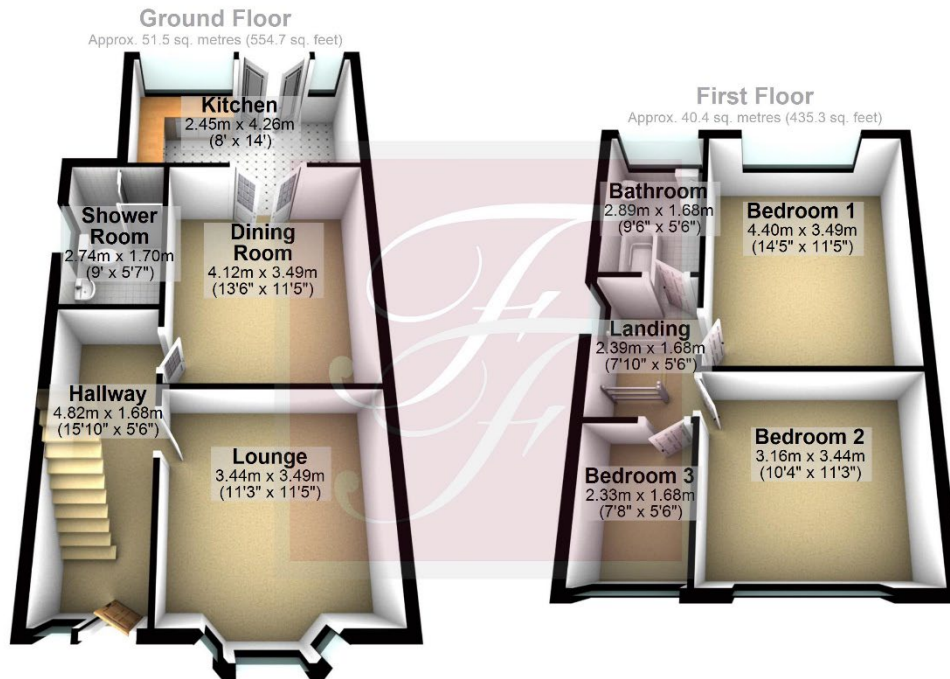
Web: www.falconandfoxglove.co.uk



Find details of all our properties at

rightmove.co.uk

The UK's number one property website



Total area: approx. 92.0 sq. metres (989.9 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

IMPORTANT NOTICE:

Falcon and Foxglove Estate Agents Limited, their clients and any joint agents give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do NOT form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Falcon and Foxglove Estate Agents Limited have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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

Tel: 01282 416060

Email: info@falconandfoxglove.co.uk

Web: www.falconandfoxglove.co.uk

