

## DESCRIPTION

**\*\* THREE BEDROOMS \*\* \*\* BAY FRONTED \*\* \*\* LEASEHOLD 2000 YEARS \*\***

Nestled in the popular area of Burnley, this three-bedroom, bay-fronted Victorian end-terrace property is a perfect blend of historical charm and modern convenience. The property's exterior is a testament to its Victorian heritage, with its bay-fronted design and end-terrace location adding to its unique appeal.

As you step inside, you are greeted by original features that hark back to the Victorian era. High ceilings create a sense of space and grandeur, while the ornate cornices add a touch of elegance.

The property boasts two generously sized reception rooms, providing ample space for relaxation and entertainment. Whether you're hosting a dinner party or enjoying a quiet evening in, these rooms offer the perfect setting. The kitchen, well-appointed and practical, caters to all your culinary needs.

The property consists of two double bedrooms and a single room. The double bedrooms offer plenty of space, making them ideal for couples or individuals who value their personal space. The single room, while smaller, is perfect for a child's room or a home office, making this property an excellent choice for families.

Location is one of this property's key selling points. Situated in Burnley, in a popular residential area, the property is conveniently close to local schools, making it ideal for families with children. Bus links are easily accessible, offering easy commutes to work or leisure destinations. Furthermore, the property is not far from motorway access, making it a convenient base for those who travel frequently for work or pleasure.

Call us on 01282 968668 to secure your viewing appointment.



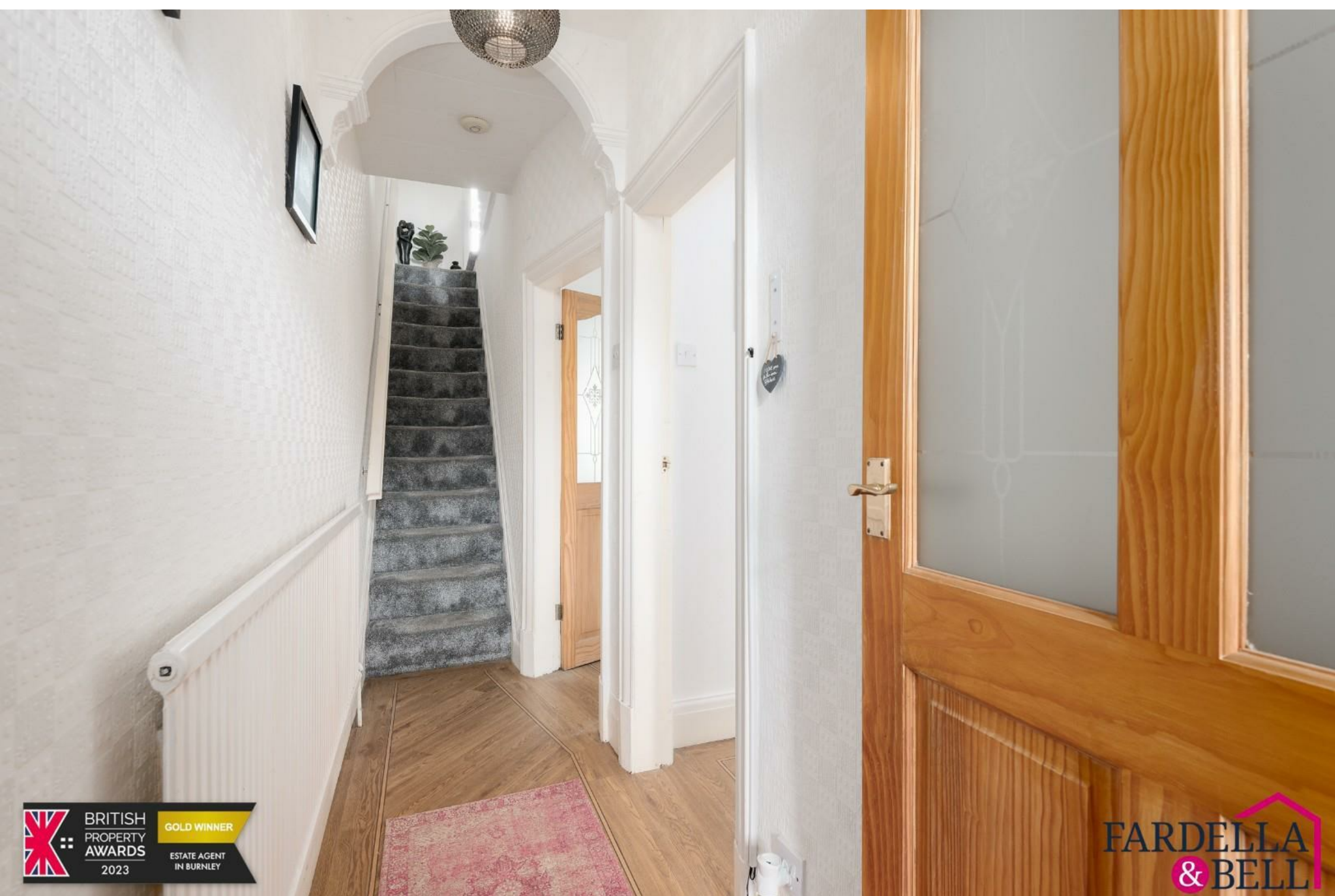


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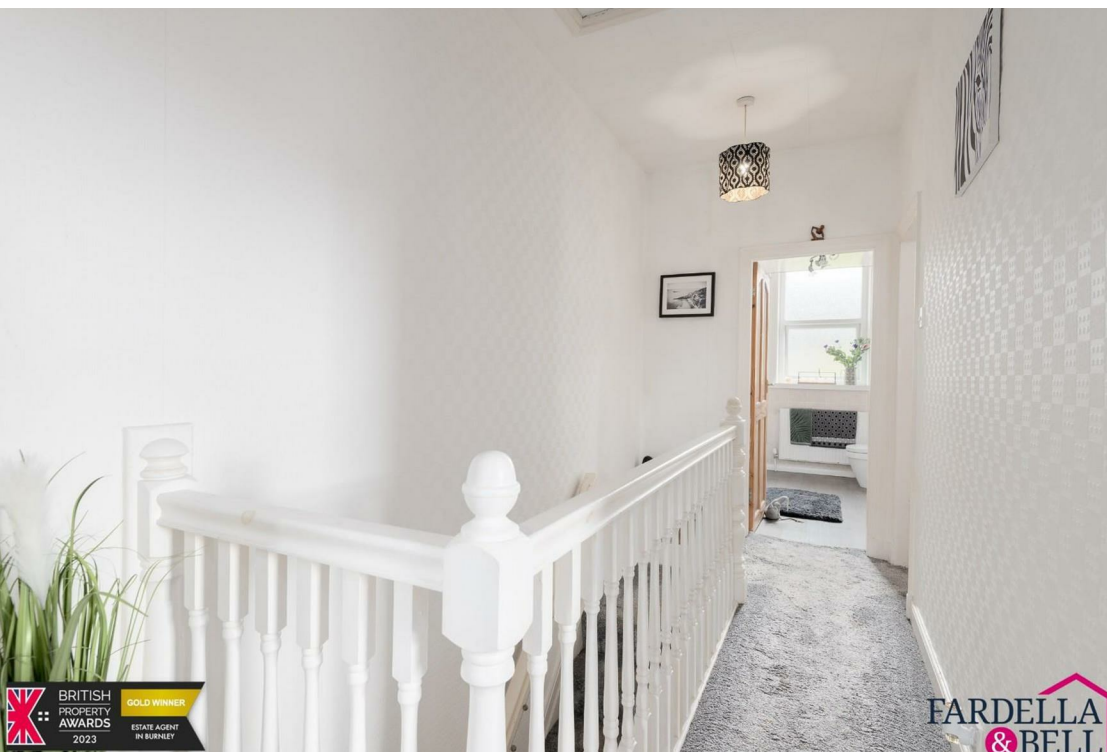


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## **Entrance hallway**

uPVC double glazed front door, Karndean flooring, radiator, ceiling light point, hallway arch with cornice and staircase to the first floor.

## **Dining room**

Karndean flooring, uPVC double glazed bay window, radiator, ceiling coving, gas fire ( currently capped )with wooden mantle, double doors leading to living room and ceiling light point.

## **Living room**

Electric fire with wooden mantle, two uPVC double glazed windows, Karndean flooring, ceiling coving, ceiling light point, TV point and radiator.

## **Kitchen**

A mix of wall and base units, gas hob, oven, overhead extractor point, uPVC door to the rear yard, uPVC double glazed window, fridge / freezer point, understairs storage and partially tiled walls.

## **Landing**

Fitted carpet, loft access point, ceiling light point and open balustrade staircase.

## **Bedroom one**

Ceiling coving, fitted carpet, TV point, two uPVC double glazed windows and radiator.

## **Bedroom two**

Fitted carpet, ceiling light point, uPVC double glazed window and radiator.

## **Bedroom three**

Fitted carpet, uPVC double glazed window, radiator, ceiling light point and fitted storage.

## **Bathroom**

Tiled walls, frosted uPVC doubled glazed window, push button WC, vanity unit with sink and chrome mixer tap, storage unit, laminate flooring and panelled bath with mains fed overhead shower.

## **Consumer Protection Regs**

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Leasehold' and the Council Tax Band is 'A'

2000 Years from 01/08/1906 - The vendor does not currently pay any ground rent.

Parking - On Street

Rights and easements – Unknown by vendor

Restrictions – Unknown by vendor

Building safety – No visible risks

Accessibility/Adaptations – No adaptations

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Unknown by the vendor.

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

## **Disclaimer**

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the

seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes

before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be

given or implied as to their working order

## **Publishing**

Publishing - You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

## **Viewings on Brochure**

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

For the latest upcoming properties make sure you follow our socials on instagram @fardella\_bell\_estate\_agents and facebook @fardella & bell estate agents

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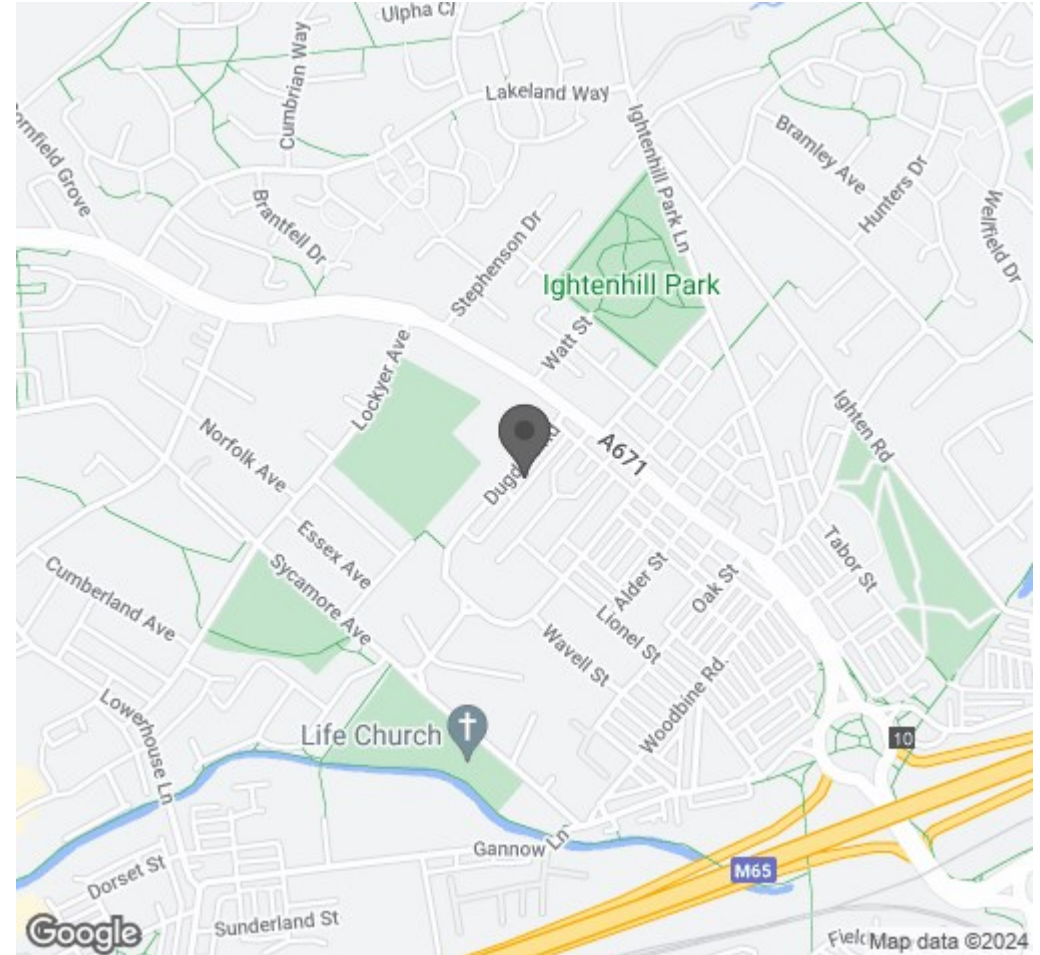
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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