

## DESCRIPTION

**\*\* POPULAR AREA \*\* \*\* MID TERRACE \*\* \*\* THREE BEDROOMS \*\* \*\*  
LEASEHOLD \*\***

This three-bedroom mid-terraced property, located in a sought-after residential area of Burnley, offers a blend of modern living and convenience. Recently improved, the house is situated near main bus routes and local schools, making it an ideal family home.

The ground floor boasts two spacious reception rooms, perfect for family gatherings or relaxation. The modern kitchen, equipped with integrated appliances, offers a contemporary space for cooking and dining.

On the first floor, the property features a generous double bedroom and two single rooms, all well-presented and ready to move in. The modern four-piece family bathroom adds a touch of luxury, providing a tranquil space to unwind.

Outside, the property benefits from a rear yard, offering potential for outdoor dining or a children's play area. With its recent improvements and popular location, this property presents a fantastic opportunity for families or investors alike.





BRITISH  
PROPERTY  
AWARDS  
2023

GOLD WINNER

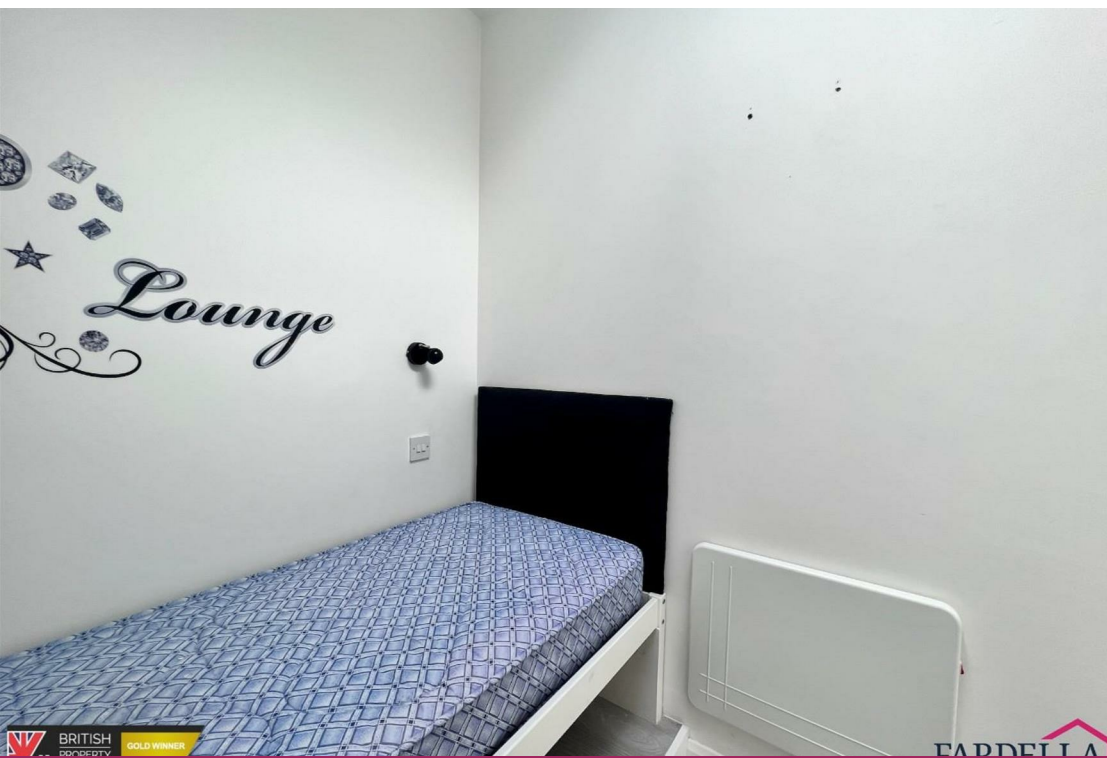
ESTATE AGENT  
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## **Summary**

Room Breakdown:

Reception Rooms: 2 (Good-sized)

Kitchen: Modern (With some integrated appliances)

Bedrooms: 3 (1 Double, 2 Single)

Bathroom: Modern (Four-piece family bathroom)

Outdoor Space: Rear Yard

## **Entrance hallway**

**Reception room one 10'6 x 14'5**

**Reception room two 14'6 x 14'5**

**Kitchen 7'1 x 10'4**

## **Landing**

**Bedroom one 14'0 x 17'0**

**Bedroom two 9'10 x 10'0**

**Bedroom three 7'8 x 7'8**

## **Family bathroom**

## **External**

Front - Secure gated front yard.

Rear - Rear yard with secure gate, wall boundaries and outhouse.

## **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 - £1.14 annual ground rent.

Parking - On Street

Rights and easements – Unknown by the vendor

Restrictions – Unknown by the vendor

Building safety - No visible risks

Accessibility/Adaptations – No current 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

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## **Viewings on Brochure**

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

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	