

DESCRIPTION

**** MID TERRACED - 2 RECEPTION ROOMS - 2 BEDROOMS ****

This delightful 2-bedroom mid-terraced home offers an ideal blend of comfort and convenience. Perfectly situated just a 2-minute walk from Turf Moor Football Club and a quick 3-minute drive to the town centre, this property is a must-see for anyone seeking a community lifestyle.

Inside, the home boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The extended kitchen is a standout feature, offering modern amenities and plenty of room. The family bathroom is also well-appointed, ensuring all your daily needs are met.

The property benefits from uPVC double glazing and gas central heating, ensuring a warm and energy-efficient living environment year-round. Outside, you'll find a charming rear yard, perfect for outdoor dining or a peaceful retreat.

Whether you're a football fan eager to be close to the action or simply looking for a comfortable home with easy access to the town centre, this property ticks all the boxes. Don't miss the opportunity to make this lovely house your new home.

Contact us today to arrange a viewing!

ADMIRAL STREET, BURNLEY, LANCASHIRE, BB10 4EE

£88,950





BRITISH
PROPERTY
AWARDS
2023

GOLD WINNER

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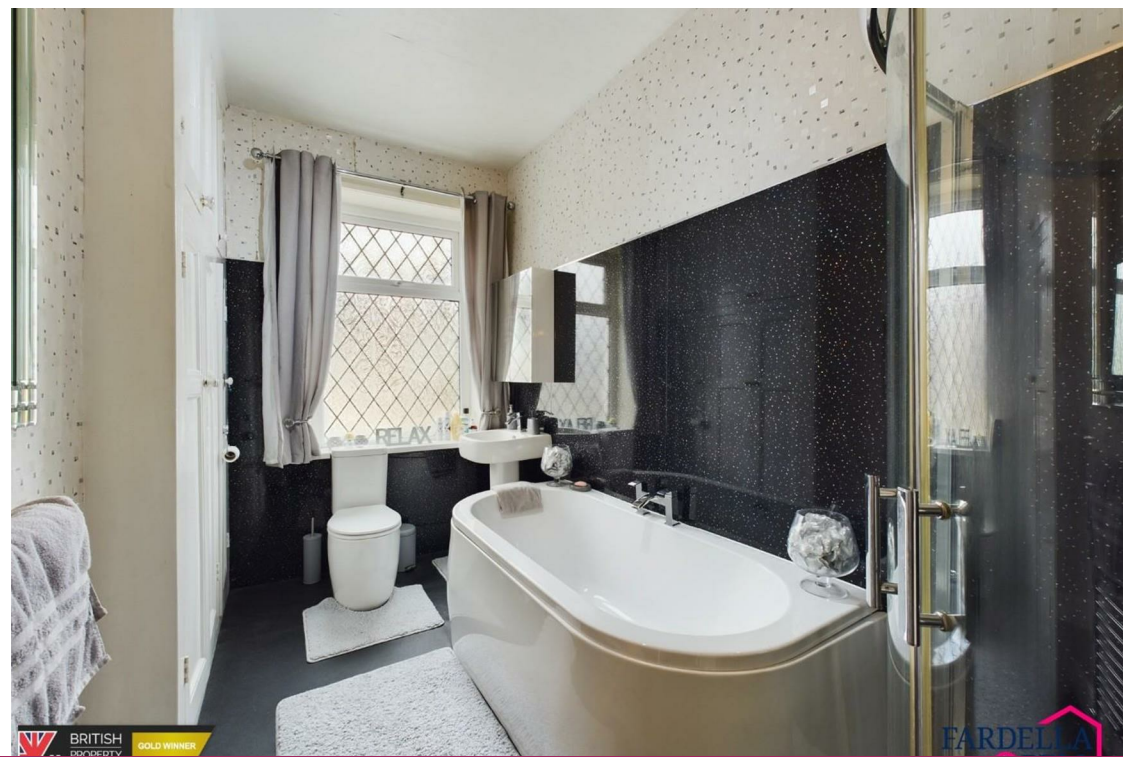
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& BELL**



Entrance Hallway 8'10" x 3'2"

Entering through the front door, light point, original victorian ceiling features, radiator and laminate flooring,

Reception Room One 10'9" x 9'11"

uPVC double glazed and leaded windows, ceiling light point, radiator, tv aerial point, laminate flooring, gas fire with surround and hearth.

Reception Room Two 14'4" x 13'9"

uPVC double glazed and leaded windows, ceiling light point with fan, tv aerial point, radiator, laminate flooring, under stairs storage cupboard, gas fire with surround and hearth.

Kitchen 8'10" x 6'3"

uPVC double glazed window, a mixture of wall and base units with laminate work surfaces, vinyl flooring, freestanding gas cooker, overhead extraction point, plumbing for a washing machine, under counter fridge/freezer point, stainless sink with tap and ceiling light point.

Landing 2'6" x 7'1"

Fitted carpet, light point and access to bedrooms and main family bathroom.

Bedroom One 11'5" x 13'8"

Located to the front aspect with uPVC double glazed and leaded window, ceiling light point with fan, fitted carpet, radiator and original feature fireplace.

Bedroom Two 14'9" x 6'4"

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

Bathroom 12'2" x 6'3"

uPVC double glazed and leaded window, light point, vinyl flooring, wet wall panelling, panelled bath with chrome tap, corner shower cubicle with glass doors and overhead shower, chrome heated towel rail, push button wc, pedestal sink with chrome tap and storage cupboards.

Exterior

Spacious rear yard featuring a paved surface, a secure gate for added privacy, and a versatile outbuilding equipped with a utility area.

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'

999 Years from 01/08/1895 - £1.11 annual ground rent.

Parking - On Street

Rights and easements – Unknown by vendor

Restrictions – Unknown by vendor

Building safety – no visible risks

Accessibility/Adaptations – No adaptations made

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Unknown by 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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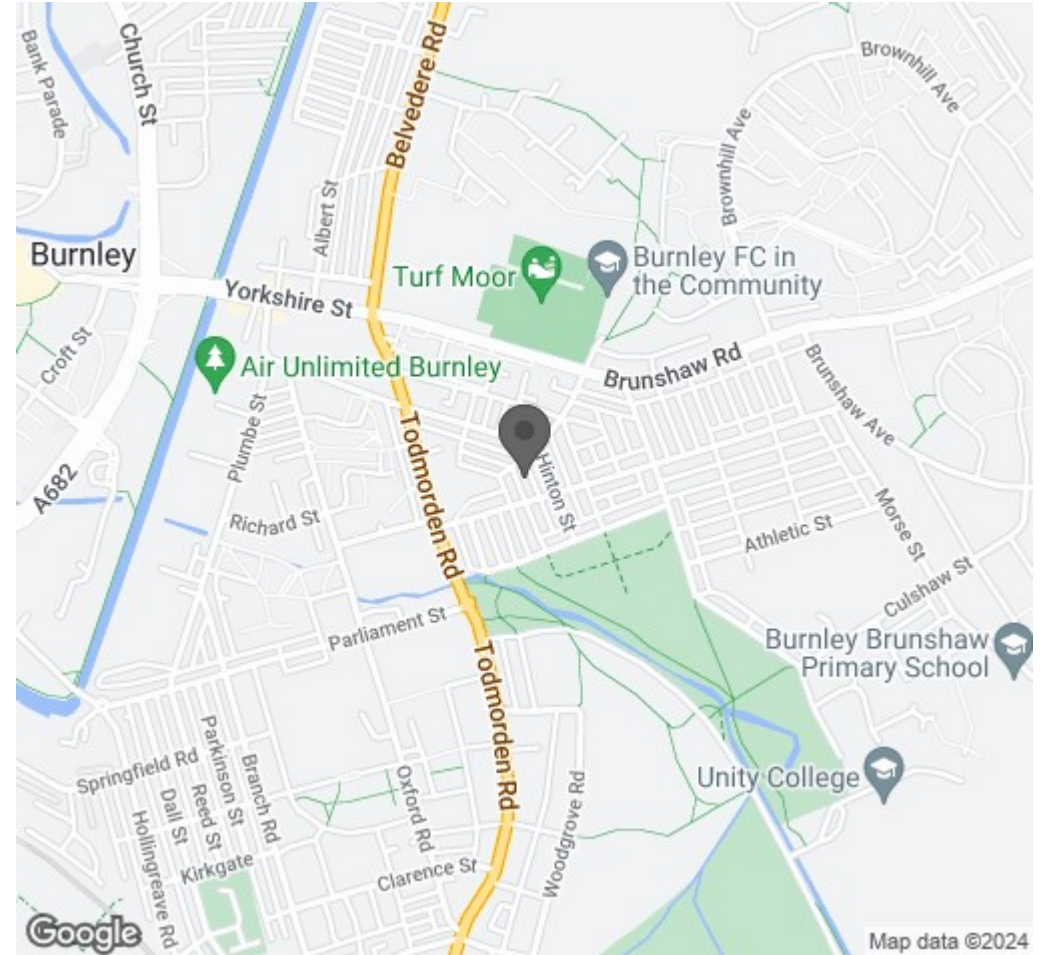
GOLD WINNER

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	62	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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