



MANCHESTER ROAD, BURNLEY, BB11 4HG

£140,000

DESCRIPTION

*** 2 BEDROOM MID TERRACED - LOG BURNERS - 2 RECEPTIONS

Nestled in a desirable elevated position on Manchester Road, this beautifully decorated 2-bedroom mid-terraced home offers a blend of modern comfort and classic charm. The property features a well-appointed kitchen that's perfect for culinary enthusiasts and two inviting reception rooms complete with cosy wood-burning stoves, ideal for relaxing or entertaining.

Upstairs, you'll find two spacious bedrooms and a family bathroom, thoughtfully designed for convenience and comfort. The tidy rear garden provides a pleasant outdoor retreat, offering a space for outdoor activities or a quiet escape.

Convenience is key with this property, as it's situated close to Christ the King Primary and local secondary schools, making it an excellent choice for families. The home is well-connected by bus links to Manchester and is just a 2-minute drive from Burnley town center, ensuring easy access to all local amenities.

This delightful home is perfect for those seeking a blend of convenience and charm in Burnley.



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Entrance vestibule

Matting to the floor and uPVC front door.

Reception one

Wood burning stove with stone hearth and stone mantle, picture rail, uPVC double glazed window, radiator, wood effect flooring, TV point and ceiling light point.

Reception two

Multi fuel stove with exposed brick surround and wooden mantle, laminate flooring, exposed beams, spotlights, uPVC double glazed window to the rear aspect, radiator, understairs storage space, TV point.

Kitchen

Breakfast bar area, spotlights, ceiling light point, washing machine point, dryer point, fridge / freezer point, sink with drainer and chrome mixer tap, electric hob, splashback, electric oven, overhead extractor point, laminate flooring, uPVC door leading to the rear yard and a mix of wall and base units.

Landing

Fitted carpet, doors to bedrooms and family bathroom, loft access point and ceiling light point.

Bedroom one

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

Bedroom two

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

Family bathroom

uPVC double glazed frosted window, push button WC, tiled flooring, vanity unit with sink and chrome mixer tap, partially tiled walls, panelled bath with mains fed overhead shower and waterfall shower head, heated towel rail, spotlights, extractor point and fitted storage.

External

Front - Steps to the front of the property, laid to lawn, flower beds and stone wall with railings to the front.

Rear - Indian stone paved patio area, outside tap, raised flower beds and secure rear gate on to gated backstreet.

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 25/04/1842 - £16.18 annual ground rent.

Parking - On Street

Rights and easements – Unknown by vendor

Restrictions – Unknown by the vendor

Building safety – No visible risks

Accessibility/Adaptations – No adaptations made

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – for the property itself and its immediate locality

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

Disclaimer

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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

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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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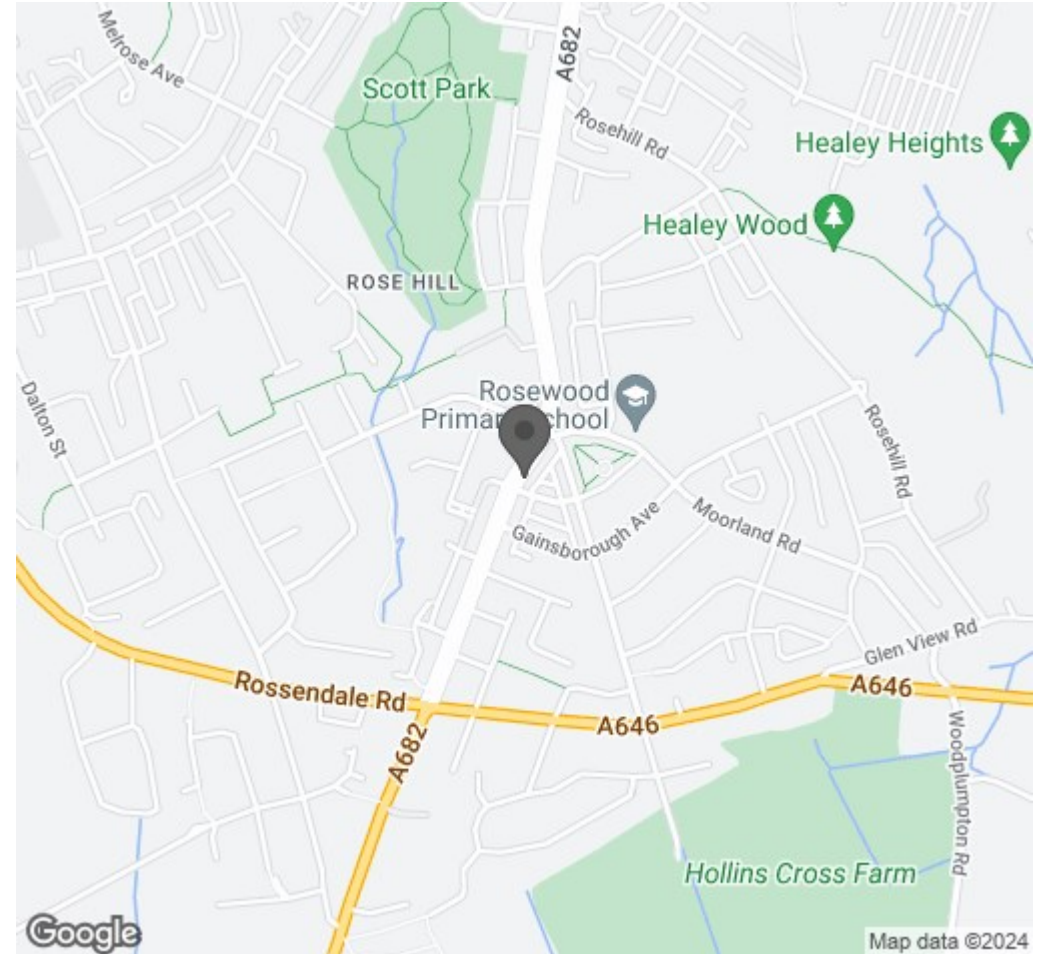


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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C	60	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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