



FARDELLA
& **BELL**



44 Longton Road, Burnley
£174,950



44 Longton Road

Burnley, Burnley

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two bedrooms
- Popular location
- Freehold
- Front and rear garden
- Semi detached



Living room

Kitchen

Landing

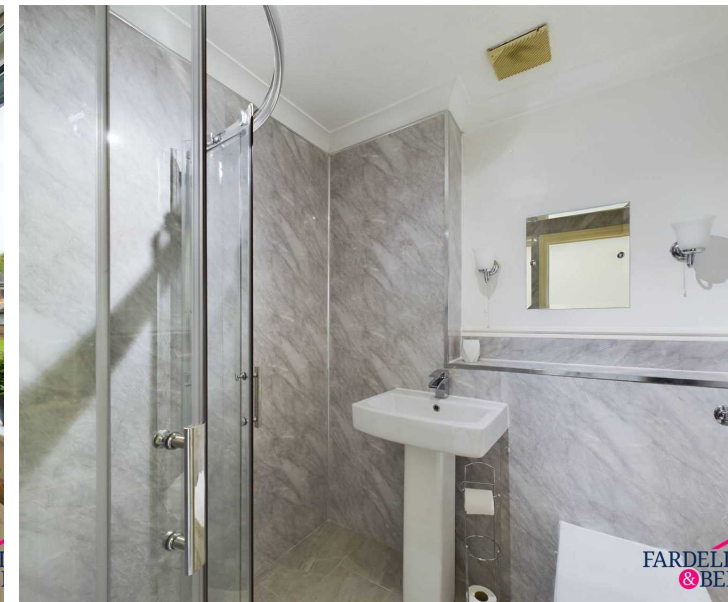
Bedroom one

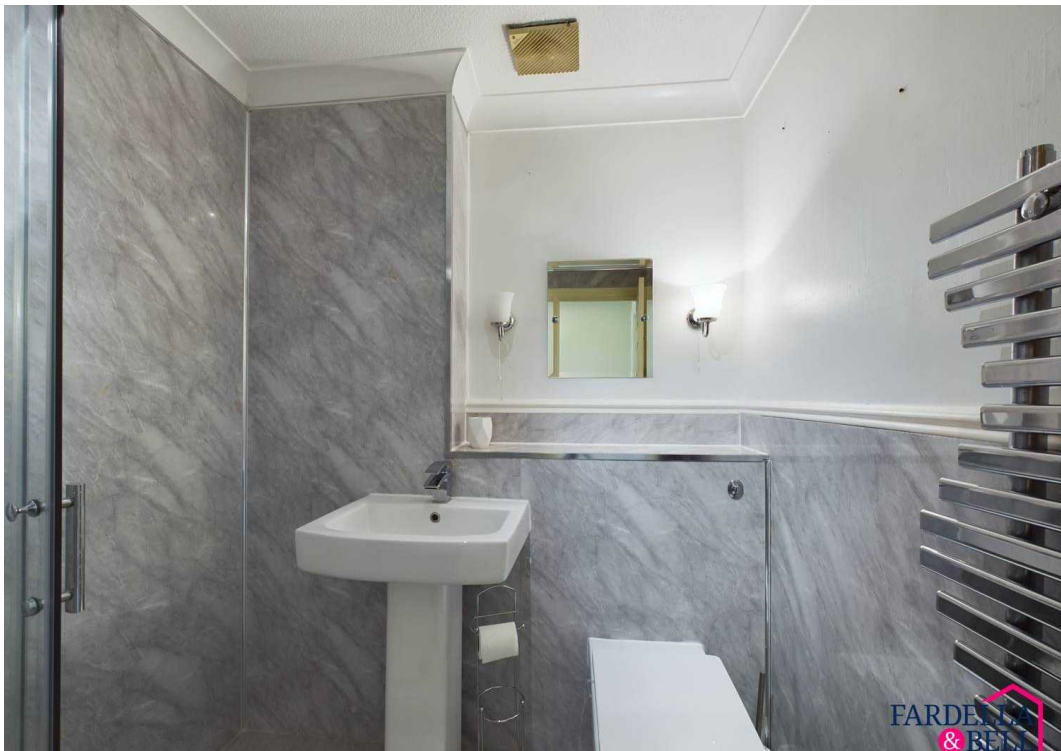
Bedroom two

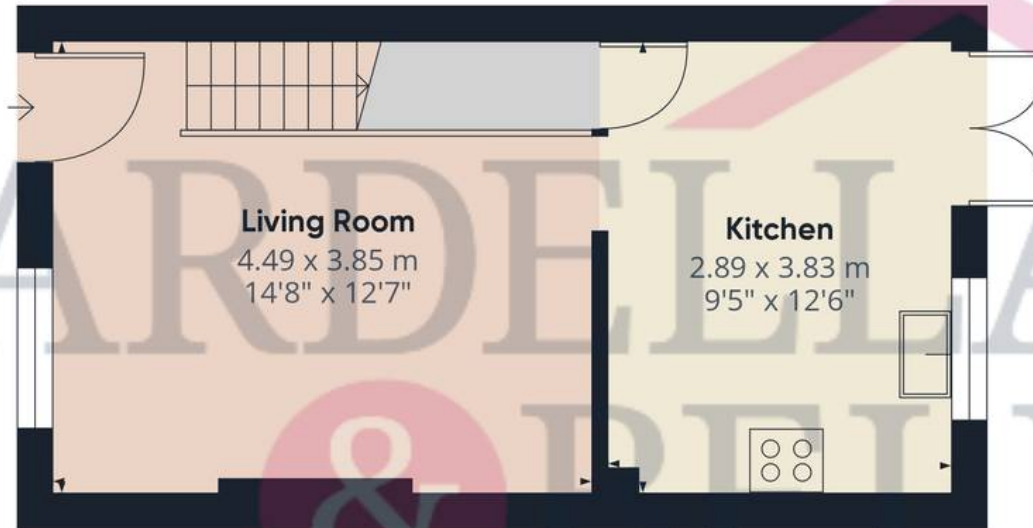
Bathroom

General description

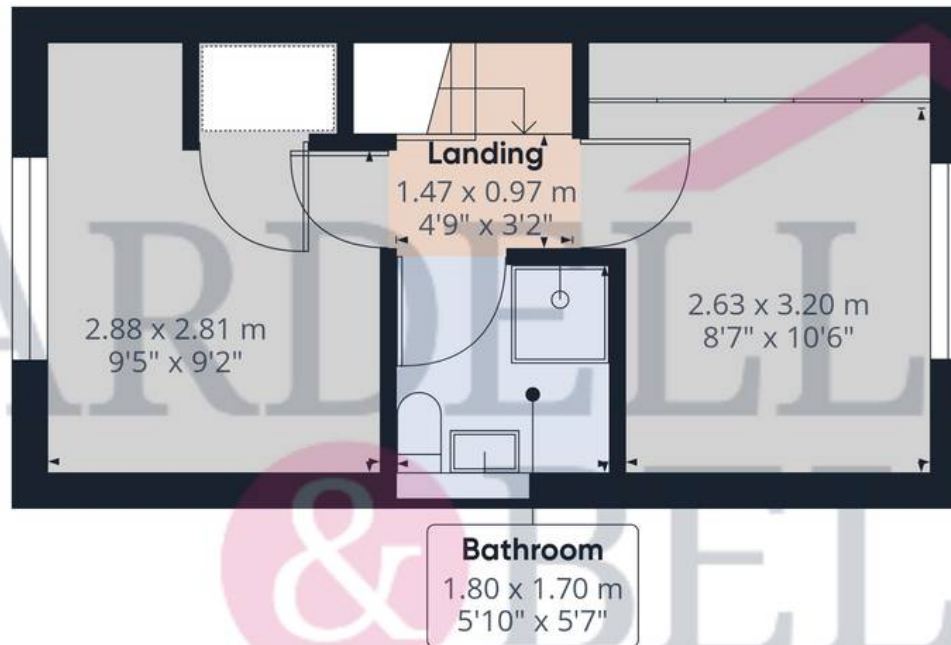
The property has a living room with electric fire, tiled flooring and uPVC double glazed window, the kitchen has tiled flooring with a mix of wall and base units, partially tiled walls and space for a dining table it also has access to the rear garden. Both bedrooms are of double proportions and are carpeted and have uPVC double glazed windows and the family bathroom has a modern three piece suite.







Floor 0



Floor 1

Approximate total area⁽¹⁾

52.95 m²

569.95 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



GARDEN

Rear garden with gravel area and fenced boundaries.

FRONT GARDEN

Laid to lawn and path leading to front door

DRIVEWAY

2 Parking Spaces





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