



## 17-19 Palatine Square

Burnley, Burnley

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Substantial combined property extending to approx. 4,101 sq ft
- Seven bedrooms (six with en-suite facilities)
- Three spacious reception rooms
- Ground floor bedroom with en-suite (ideal as a separate living space within the home)
- Off-road parking for at least four vehicles
- Gas Central Heating
- Freehold tenure & Council Tax Band F
- Two large cellar spaces, one with a double-glaze window and utility area.



## Property Description

This impressive and character-rich home has been created by combining two properties into one, resulting in an exceptional 4,101 sq ft of accommodation, finished to a good, presentable standard throughout whilst retaining a wealth of original Victorian charm. From the moment you step inside, the scale of the property is clear, with tall ceilings, decorative coving, and period-style detailing flowing through the main rooms and creating a real sense of elegance and grandeur. The layout offers three substantial reception rooms, each providing flexible and well-proportioned living space, with feature fireplaces and large windows and ceiling skylights on the landing space further enhancing both the character and natural light. The breakfast kitchen is a standout space, fitted with an excellent range of wall and base units, granite work surfaces, and a statement gas range cooker, offering both style and practicality. There is ample room for informal dining, making it a hub of the home.

## Property Description

The accommodation is equally impressive, comprising seven bedrooms in total, with six bedrooms benefitting from en-suite facilities, alongside a separate main family bathroom, providing outstanding convenience and privacy throughout. A further benefit is the potential to utilise the ground floor bedroom with its own en-suite as a more independent area of the home, ideal for those wanting a dedicated space for parents, older children, or teenagers to enjoy a little extra privacy while still being part of the main house. Additional internal features include a useful cellar, ideal for storage, and further ancillary space via a brick built outbuilding. The property also benefits from uPVC double glazing throughout and gas central heating, complementing the traditional character with modern practicality.



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& BELL

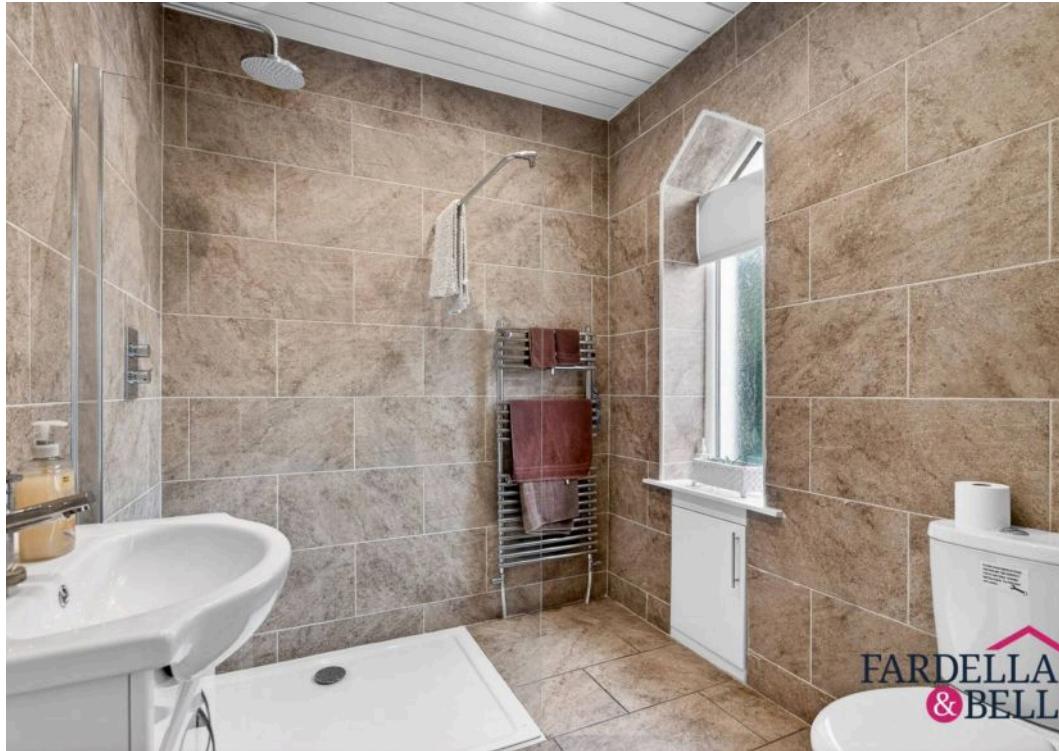


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& E



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Total area: approx. 381.1 sq. metres (4101.8 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed; they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced using PlanItUp.

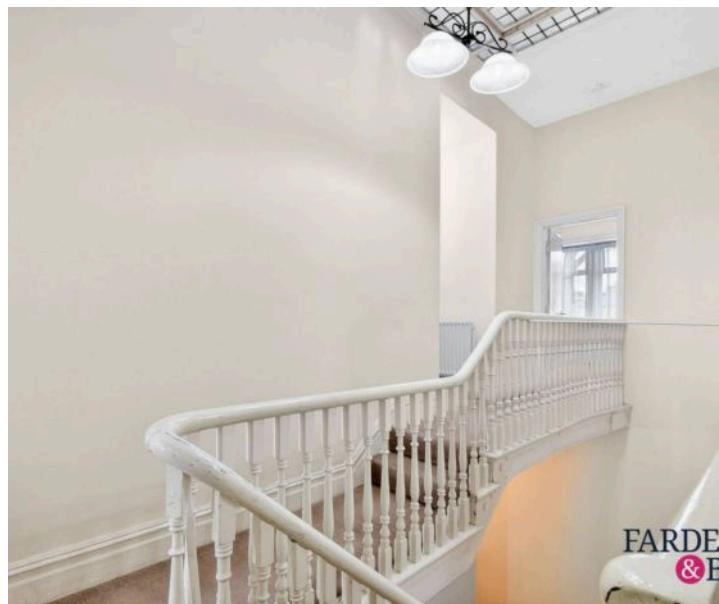


## GARDEN

Externally, the property enjoys a generous amount of outside space, offering a great balance of practical parking and garden areas. To the front and side there is a substantial driveway providing off-road parking for at least four vehicles, with gated access adding privacy and security. The outdoor space continues with a combination of seating areas, ideal for entertaining or relaxing, along with a large lawned garden providing plenty of usable space. There are also a variety of established shrubs and planted borders, adding greenery and definition to the grounds. A further benefit is the additional external storage space, providing useful practicality for garden equipment, bikes, or general household items.

## DRIVEWAY

4 Parking Spaces





Aerial boundary for illustrative purposes only

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