



RANDALL STREET, BURNLEY, BB10 1SR

[NO CHAIN]



SHORT TERRACE STREET / CLOSE TO COLNE ROAD AMENITIES / ATTRACTIVELY MODERNISED / Positioned within a short terrace street a stones-throw away from Colne Road amenities, with attractively modernised mid-terrace property affords accommodation which will appeal to first time buyers and couples alike.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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Positioned within a short terrace street ideally located just-off Colne Road and close to local shopping amenities including bus routes into Burnley town centre. Only a short distance by car from access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

A stone-built mid terrace property affording attractively maintained living accommodation which will appeal to first time buyers and couples alike. The property benefits from the usual comforts already installed throughout an attractive lounge and breakfast kitchen, both of which have been refurbished more recently. There are two nicely proportioned bedrooms to the first floor and a modern shower room, whilst externally a neat enclosed yard adds to the appeal.

BRIEFLY COMPRISING:- ENTRANCE HALLWAY, ATTRACTIVE RECEPTION ROOM, MODERN BREAKFAST KITCHEN, TWO NICELY PROPORTIONED BEDROOMS, MODERN SHOWER ROOM, ENCLOSED REAR YARD.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having double glazed centre panel and frosted double glazed panel over, opening into:-

Entrance Hallway

3'05" x 3'03" Stairs 2'06" ascending to the first floor level, radiator, laminate wood floor extending with gloss-panelled door through into:-

Reception Room One

13'10" x 12'03" into chimney breast recess with inbuilt meter / storage cupboard. Feature fireplace with inset electric fire, radiator, laminate wood floor. UPVC framed double glazed window to the front elevation. Gloss panelled door opening through into:-



Modern Breakfast Kitchen

8'05" x 15'05" | ½ bowl stainless steel sink unit and drainer with cupboards under, comprehensive range of modern gloss-fronted wall, base and tall units, co-ordinating worktops extending to breakfast bar and upstands, space for slot-in electric cooker, laminate wood floor, plumbing for washing machine and space for tumble dryer, integrated fridge and freezer, radiator, understairs storage cupboard. Two UPVC framed double glazed windows and UPVC door with frosted double glazed centre panel opening into the rear yard.

First Floor Landing

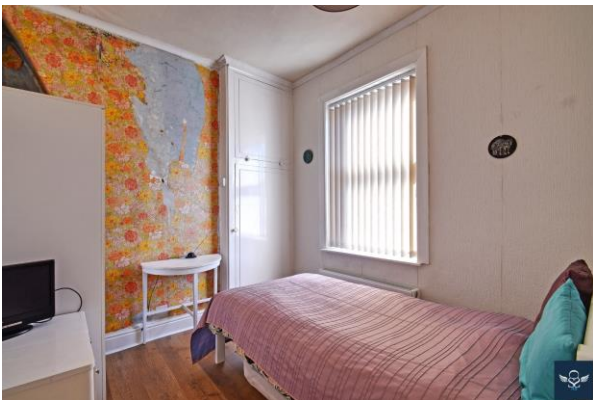
2'07" x 5'03" Laminate wood floor.





Bedroom One

14'02" x 12'06" into chimney breast recess. Laminate wood floor, radiator, inbuilt storage cupboard. UPVC framed double glazed window to the front elevation.



Bedroom Two

8'07" x 10'01" into chimney breast recess. Laminate wood floor, radiator. Inbuilt storage cupboard housing Main gas combination boiler. UPVC framed double glazed window to the rear elevation.



Shower Room

5'06" x 5'01" Three piece modern white suite incorporating pedestal wash basin, low-level WC and step in glazed shower cubicle with chrome mixer rain shower fittings over, boarded walls, chrome heated towel rail. UPVC framed double glazed window to the rear elevation.

Outside

Neat enclosed rear yard.

Tenure : Freehold

Energy Performance Certificate Rating : TBC

Council Tax Band : A

Approximate Square Footage : 669 SqFt / 62.1 SqM

Services :

Mains supplies of gas, water and electricity.

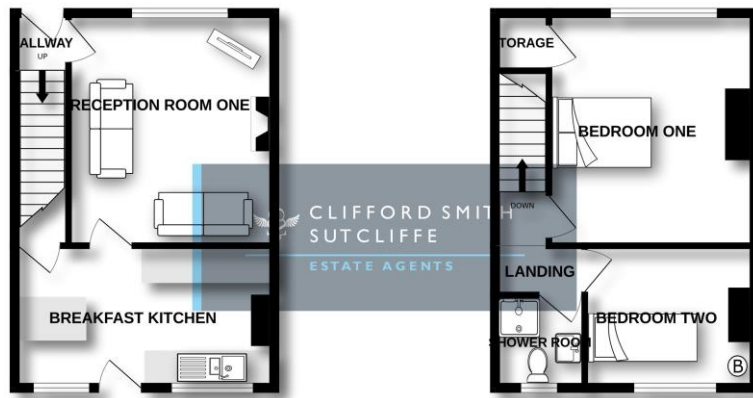
Viewing :

By appointment with our Burnley office.



GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.

FIRST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TWO BEDROOM MID-TERRACE HOUSE

TOTAL FLOOR AREA: 669 sq.ft. (62.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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