



## LIVERPOOL ROAD, BURNLEY, BB12 6HQ



Stone-built mid-terrace property situated on the fringe of the popular Rosegrove area, within walking distance of local shops and excellent bus and rail links. Conveniently located for access to the M65 motorway. Offering generous three-bedroom accommodation, the property provides an excellent opportunity for modernisation and would appeal to a range of buyers.



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Located on the fringe of the ever-popular Rosegrove area, the property enjoys a convenient position within walking distance of a local shopping parade, together with excellent bus and rail links providing easy access to the surrounding areas. For commuters, junctions of the M65 motorway are just a short drive away, offering swift connections across the North West.

The property itself is a stone-built mid-terrace home offering generous three-bedroom accommodation, likely to appeal to a wide range of purchasers. While benefiting from the usual modern comforts, the house now presents an excellent opportunity for buyers to undertake a programme of modernisation and create a home tailored to their own tastes.

**BRIEFLY COMPRISING:-** ENTRANCE VESTIBULE, RECEPTION HALLWAY, TWO RECEPTION ROOMS, KITCHEN, THREE BEDROOMS, BATHROOM, ENCLOSURE REAR YARD.

## **The Accommodation Afforded is as follows:-**

### **UPVC Entrance Door**

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

### **Entrance Vestibule**

**3'11" x 3'03"** Coved ceiling, Square pane glazed panelled door with glazed panel over, opening into:-

### **Reception Hallway**

**9'06" x 3'03"** Stairs ascending to the first floor level, radiator, archway with decorative corbels. Gloss-panelled door to:-



### **Reception Room One**

**13'08" x 14'10"** into chimney breast recess. Feature stone fireplace with inset gas fire, wall light points, coved ceiling, radiator. UPVC framed double glazed window to the rear. Understairs access with inbuilt storage cupboard and leading to:-

### **Reception Room Two**

**10'09" x 11'04"** into chimney breast recess with inbuilt meter cupboard. Coal effect gas fire, coved ceiling, laminate wood floor, radiator. UPVC framed double glazed window to the front elevation.





### Kitchen

**7'10" x 5'07"** Stainless steel sink unit and drainer with cupboards under, matching range of wall and base units incorporating oven / grill and four ring gas hob with extractor hood over, co-ordinating worktops and part-tiled walls, quarry tiled floor area, plumbing for washing machine, space for under-counter fridge, inset spot lighting to ceiling, loft access point. UPVC framed double glazed window and UPVC door with frosted double glazed centre panel leading into an enclosed rear yard.

### First Floor Landing

**4'11" x 8'11"** Return spindle balustrade, loft access point. Panelled doors from the landing and opening into:-



### Bedroom One

**10'08" x 15'03"** into chimney breast recess. UPVC framed double glazed window to the front elevation, radiator.



### Bedroom Two

**11'02" x 7'0"** into chimney breast recess. Concealed gas combination boiler, radiator. UPVC framed double glazed window to the rear elevation.



### Bedroom Three

**8'02" x 7'06"** UPVC framed double glazed window to the rear elevation, radiator.

### Bathroom

**11'0" x 5'06"** Three piece white suite incorporating panelled bath with electric shower fittings, tiled area and glazed screen over, pedestal wash basin, low-level WC, part-tiled walls, extractor, radiator.

### Outside

Enclosed yard to the rear.

### Tenure : Leasehold

**Energy Performance Certificate Rating : TBC**

**Council Tax Band : A**

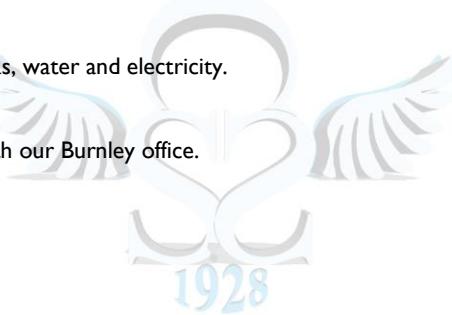
**Approximate Square Footage : 822 SqFt / 76 SqM**

### Services :

Mains supplies of gas, water and electricity.

### Viewing :

By appointment with our Burnley office.



GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.

FIRST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



THREE BEDROOM MID TERRACE HOUSE

TOTAL FLOOR AREA: 822 sq.ft. (75.3 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The services and fixtures mentioned in the floor plan have not been tested and no guarantee is given to their operability or efficiency can be given.  
Made with Drawings 3220

