

RENDEL STREET, BURNLEY, BB12 8AQ



IMPRESSIVE PERIOD TERRACE / ENCHANTING RECEPTION SPACES / SHORT TERRACE ROW / POPULAR IGHTEHILL LOCATION / Positioned in a short terrace of imposing bay-fronted property, constructed circa 1890 and affording charming accommodation over three floors which will appeal to families.



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Positioned in a short terrace of imposing bay-fronted property, with an impressive stone façade, located just-off Ightenhill Park Lane. Well placed within a short distance of Ightenhill parkland, local schools including Wellfield and Padiham Road shopping parade, with regular mainline bus routes to both Burnley and Padiham town centres. Only a short distance by car from access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

A substantial bay-fronted residence, constructed circa 1890 an affording well-proportioned living accommodation over three floors. The property benefits from the usual comforts installed throughout enchanting reception spaces, with original cornicing and carved wood fireplaces which enhance the period charm of this family-sized residence. There are two bedrooms to the first floor, an additional box-room with Velux-style window and an attractive four-piece bathroom. A neat forecourt adds to the kerb appeal, whilst a nicely proportioned enclosed rear yard provides outdoor space. A further basement room beneath the second reception room with window to the rear of the property, provides excellent further potential.

BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, RECEPTION HALLWAY, TWO GOOD-SIZED RECEPTION ROOMS, KITCHEN, USEFUL BASEMENT ROOM, TWO DOUBLE-SIZED BEDROOMS, INNER BOX ROOM WITH VELUX-STYLE WINDOW, FOUR PIECE BATHROOM, NEAT FORECOURT AND ATTRACTIVE ENCLOSED REAR YARD. VIEWING ESSENTIAL TO APPRECIATE.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

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

Entrance Vestibule

Inbuilt meter cupboard, coved ceiling with dado rail. Twin glazed panelled Pine panelled door with glazed panel over opening into:-

Reception Hallway

Stairs to first floor level, coved ceiling with feature archway, dado rail, laminate wood floor, radiator with feature cover. Twin glazed panelled Pine doors leading from hallway and opening into:-



Reception Room One

16'11" x 10'08" into chimney breast recess. Feature carved wood fireplace with cast iron / tiled inlay and marble hearth, coved ceiling with picture rail, radiator, laminate wood floor. UPVC framed double glazed bay-window to the front elevation.

No gimmicks. Just sales.





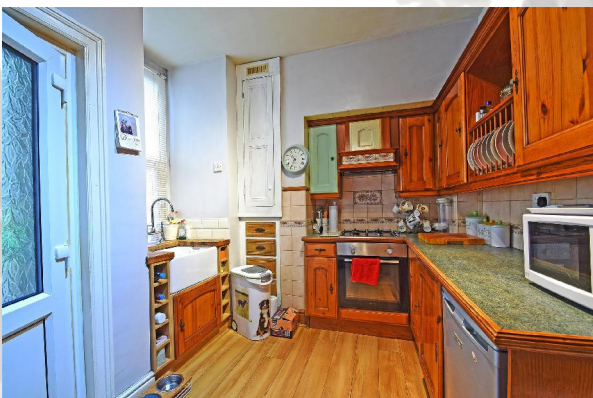
Reception Room Two

16'04" x 14'03" into chimney breast recess. Feature carved wood fireplace with marble inlay / hearth and inset coal effect living flame gas fire, coved ceiling with picture rail and dado rail, radiator. UPVC framed double glazed window to the rear elevation. Twin glazed panelled Pine wood door returning to reception hallway and matching door to kitchen. Pine panelled door to downstairs recess and stone steps descending to:-



Useful Basement Room

16'04" x 14'03" Original cast-iron stove to chimney breast, power and lighting installed with plumbing for automatic washing machine and vent for tumble dryer. UPVC framed frosted double glazed window, downstairs recess.



Kitchen

10'0" x 7'08" Ceramic Belfast-style sink with cupboards under set into UPVC framed double glazed square-bay window, matching range of Pine wood fronted wall and base units incorporating stainless steel oven / grill and four ring gas burner with concealed extractor hood over, co-ordinating worktops and part-tiled walls, laminate wood floor area, concealed modern gas combination boiler, radiator. UPVC rear entrance door with frosted double glazed centre panel and steps descending into the enclosed rear yard.

First Floor Landing

Steps ascending to inner box room. Pine panelled door leading from landing and opening into:-



Bedroom One

16'07" x 14'05" into chimney breast recess. Could easily split to make two bedrooms with two UPVC framed double glazed windows to the front elevation, radiator.

EPC:

E

Tenure: Leasehold

Council Tax Band: B

Approximate Square Footage: 1,776 Sqft

Disclaimer: In accordance with the Property Misdescriptions Act 1991 the following particulars have been prepared in good faith and are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent [where applicable] are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



Bedroom Two

14'05" x 14'01" narrowing to 9'03" [L-Shaped]. UPVC framed double glazed window to the rear elevation, radiator. Twin glazed panelled door opening into:-

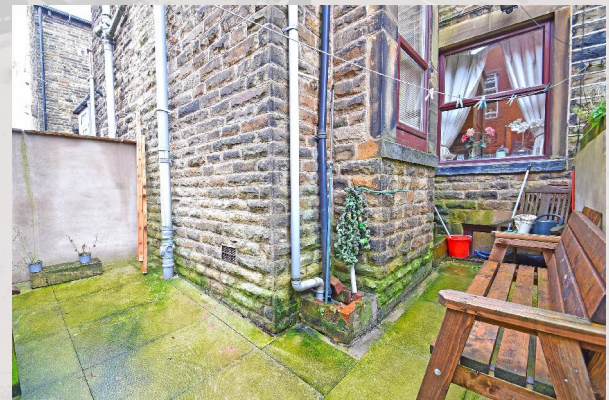


Four Piece Bathroom

10'07" x 7'02" Four piece modern white suite incorporating feature rolled top bath, pedestal wash basin, low-level WC and step in glazed shower cubicle with chrome mixer rain-shower fittings over, fully tiled walls and floor, combi radiator and heated towel rail. UPVC framed frosted double glazed window.

Inner Box Room

10'06" x 7'11" Sealed unit double glazed Velux-style window, radiator.



Outside

Neat forecourt with dwarf stone walling. Enclosed yard to the rear with timber gate opening onto an alley-gated back street.

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office on [01282] 415057.

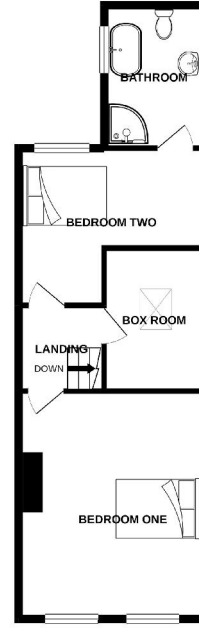
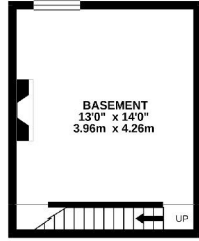
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BASEMENT

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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