

11 Straits Lane, Read, Burnley, BB12 7PE
Offers over £180,000
Council Tax Band:



As you enter, you're greeted by a welcoming vestibule and hallway with attractive tiled flooring. The front living room features a cozy log burner and high ceilings, creating a warm and inviting lounge space. The rear dining room exudes character, highlighted by another log burner, a unique industrial-style light fixture, and beautiful stone flag flooring.

The kitchen extension at the back boasts matching wall, base, and drawer units, equipped with a five-ring gas hob/oven, stained solid wood worktops, and a charming Belfast sink.

On the first floor, you'll find three bedrooms: two spacious double bedrooms with fitted wardrobes, and a generous single room offering lovely views over the rear garden. The bathroom features a three-piece suite, including a low-level WC, oval pedestal hand wash basin, and a paneled bath with an overhead shower, complemented by tasteful tile splashbacks.

Additional storage is available, including a double cupboard on the landing and a loft hatch. Outside, the property includes a garden forecourt at the front and a generous rear garden/yard, complete with a useful outbuilding featuring an outside WC.

This home presents an excellent opportunity to add your personal touch while living in a highly sought-after location. Don't miss your chance to create your dream family space!



Farrar & Forbes

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

