

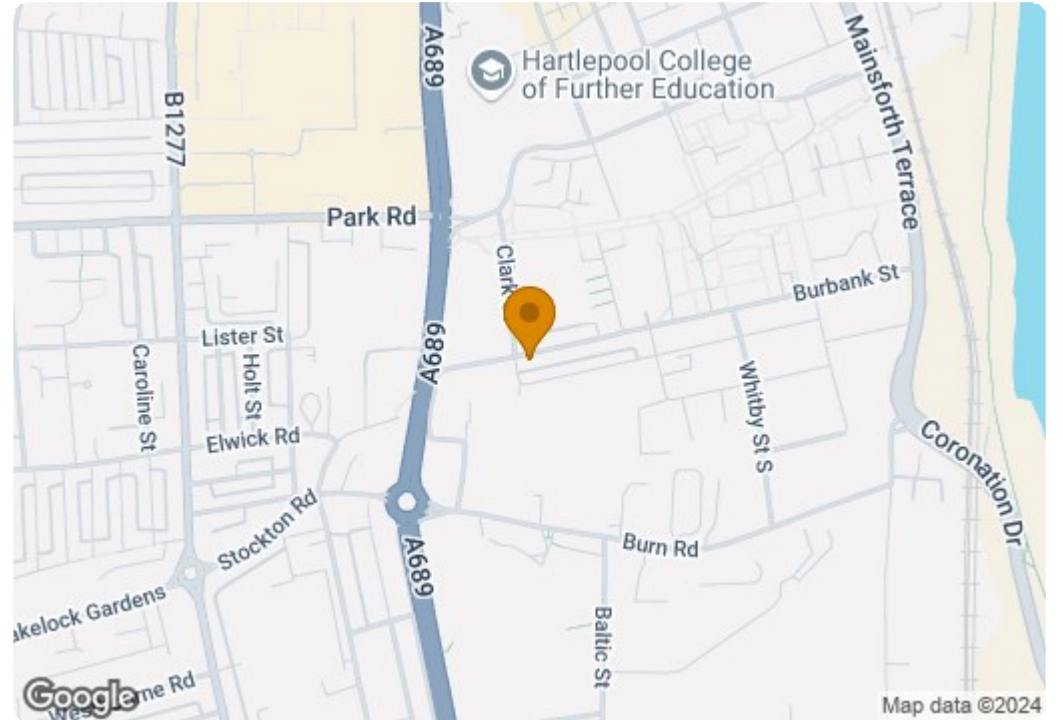


**Burbank Street, TS24 7JW**  
**4 Bed - House - End Terrace**  
**£69,950**

**Council Tax Band: A**  
**EPC Rating: D**  
**Tenure: Freehold**



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## Burbank Street, TS24 7JW

\*\*\* NO CHAIN INVOLVED \*\*\* A larger style FOUR BEDROOM end terraced property on Burbank Street with deceptively spacious accommodation, spread over three floors, with the benefit of TWO RECEPTION ROOMS and TWO BATHROOMS. The home further benefits from a side and rear garden with scope to extend, alter or add (subject to planning). An ideal purchase for a buy to let investor, with undoubted potential and an internal viewing recommended. The home is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance vestibule through to the entrance hall with stairs to the first floor and access to both reception rooms, the rear reception room linking to kitchen and through to the ground floor bathroom. To the first floor, from the half landing is access a large shower room, the main landing giving access to two generous bedrooms, with stairs leading up to the second floor with a further two good size bedrooms. Externally are the side and rear gardens with double timber gates opening to allow potential parking/hard standing. Burbank Street is located close to amenities and transport links.

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Accessed via double glazed entrance door with fanlight above, dado rail, coving to ceiling, glazed internal door to the hall.

#### ENTRANCE HALL

Stairs to the first floor, dado rail, coving to ceiling, feature arch, single radiator.

#### FRONT LOUNGE

12'10 x 12'6 (3.91m x 3.81m)

Laminate flooring, uPVC double glazed window to the front aspect, dado rail, picture rail, coving to ceiling, single radiator.

#### REAR RECEPTION ROOM

12'10 x 12'5 (3.91m x 3.78m)

uPVC double glazed French doors to the rear, laminate flooring, fire surround, ceiling fan, single radiator.

#### INNER PASSAGE

Under stairs storage cupboard, access to the kitchen.

#### KITCHEN

7'5 x 13'9 (2.26m x 4.19m)

Fitted with a range of units to base and wall level with roll top work surfaces, incorporating an inset one and a half bowl single drainer sink with mixer tap, built-in electric oven, four ring gas hob, tiled splashback, space for free standing appliances, double glazed side door, uPVC double glazed side window, tiled flooring, single radiator.

#### GROUND FLOOR BATHROOM/WC

7'5 x 6'5 (2.26m x 1.96m)

Fitted with a three piece suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, tiled splashback, uPVC double glazed window to the side, double radiator.

### FIRST FLOOR

#### HALF LANDING

Access to the shower room, stairs to the main landing.

#### SHOWER ROOM/WET ROOM/WC

7'6 x 9'3 (2.29m x 2.82m)

Walk-in shower area with Mira Advance shower, pedestal wash hand basin with dual taps, low level WC, tiled walls, uPVC double glazed window to the side, single radiator.

#### MAIN LANDING

Dado rail, single radiator, stairs to the second floor, access to bedrooms one and two.

#### BEDROOM ONE

16'5 x 12'8 (5.00m x 3.86m)

A good size bedroom with uPVC double glazed window to the front aspect, laminate flooring, single radiator.

#### BEDROOM TWO

10'4 x 12'4 (3.15m x 3.76m)

uPVC double glazed window to the rear aspect, laminate flooring, single radiator.

### SECOND FLOOR

#### HALF LANDING

Double glazed Velux window to the rear, stairs to the main landing.

#### LANDING

Built-in storage cupboard, access to bedrooms three and four.

#### BEDROOM THREE

16'4 x 12'9 (4.98m x 3.89m)

uPVC double glazed 'dormer' style window to the front aspect, single radiator.

#### BEDROOM FOUR

10'4 x 9'9 (3.15m x 2.97m)

Double glazed Velux window to the rear, eaves storage, single radiator.

#### EXTERNALLY

The property occupies a corner position with side and rear gardens, offering good potential and scope for off street parking/hard standing, with gated access.

#### NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

# Burbank Street

Approximate Gross Internal Area  
1474 sq ft - 136 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>55</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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