

A beautifully presented THREE bedroomed dwelling located in a sought after part of town, local amenities, schools and transport links are all located close by. The M65 motorway is a short drive away giving easy access to Colne, Preston, Manchester and beyond. Briefly comprising of: a spacious opened planned living room / dining room and a modern fitted kitchen with access out to the rear yard. On the first floor you will find two well proportioned rooms and a contemporary three piece bathroom suite. On the second floor you will find a further double bedroom. Externally to the rear is an enclosed yard with ample space for garden furniture. Early viewings are advised to avoid disappointment. Perfect for a first time buyer or small family. Council Tax Band 'A'. Leasehold.

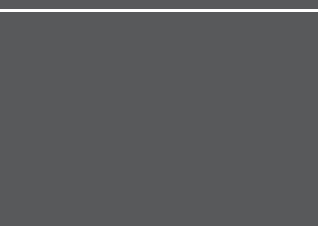
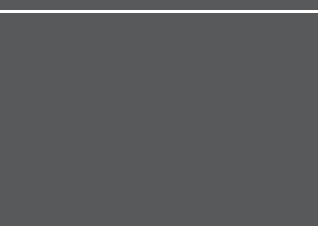
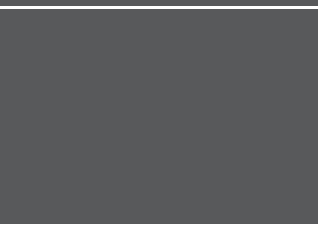
COUNCIL TAX  
Band: A



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



# Cuerdale Street Burnley

Offers In The Region Of £134,950





**BEDROOM ONE**

10'9" x 14'3"

A room of double proportions with 1x uPVC double glazed window to the front elevation, 1x radiator and a TV point.



**BEDROOM TWO**

10'0" x 14'8"

A well proportioned 'L' shaped room with 1x radiator, 1x uPVC window to the rear and a large storage cupboard.



**BATHROOM**

A 3-piece bathroom suite comprising of: a large shower cubicle with a rainfall shower head, a pedestal sink with chrome taps, 1x chrome towel radiator, recessed spotlights and a LED vanity mirror.

**SECOND FLOOR**

With stairs leading up to:

**ATTIC ROOM**

12'6".x 15'9"

Another room of double proportions with a TV point, storage in the eaves, 1x VELUX window and 1x radiator.

**EXTERNAL**

Externally to the rear there is a secure flagged yard.

**ADDITIONAL INFORMATION**

Leasehold- £8.15 a year

**PUBLISHING**

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**MAIN DESCRIPTION**

A beautifully presented THREE bed roomed dwelling located in a sought after part of town, local amenities, schools and transport links are all located close by. The M65 motorway is a short drive away giving easy access to Colne, Preston, Manchester and beyond. Briefly comprising of: a spacious opened planned living room / dining room and a modern fitted kitchen with access out to the rear yard. On the first floor you will find two well proportioned rooms and a contemporary three piece bathroom suite. On the second floor you will find a further double bedroom. Externally to the rear is an enclosed yard with ample space for garden furniture. Early viewings are advised to avoid disappointment. Perfect for a first time buyer or small family. Council Tax Band 'A'. Leasehold.

**LIVING/ DINING ROOM**

26'2" x 13'10"

A family sized room with a 1x radiator, 1x uPVC window to the front elevation, a television point, 1x radiator and open plan access through to the dining room which has 1x radiator, 1x uPVC doors leading to the rear yard, recessed spotlights and ample room for a dining table and chairs.

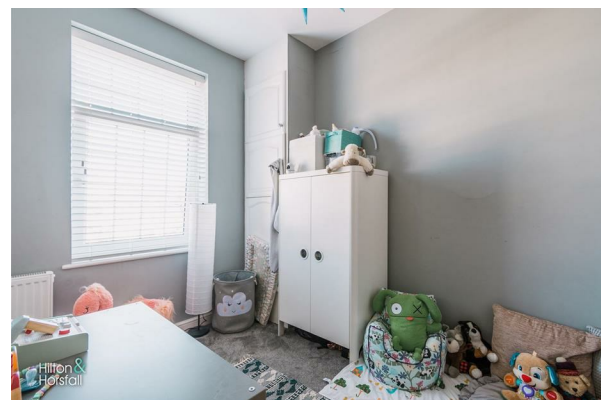
**KITCHEN**

5'8" x 11'11"

Having a range of fitted wall and base units, 4x ring electric hob and oven, plumbing for a washing machine, a stainless steel inset sink with a chrome mixer tap, integrated fridge/ freezer, an integrated dishwasher, 1x large uPVC double glazed window to the side elevation and a uPVC double glazed door leading out to the rear yard.

**FIRST FLOOR**

With stairs leading up to:



**GROUND FLOOR**