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3 Mount Road
Burnley
BB11 2LA



For Sale

Asking Price £170,000

- Mid-Terrace Property.
- Three Bedrooms.
- Open Plan Two Reception Rooms.
- Toilet Seperate To Bathroom.
- Kitchen Extension.

- Large Rear Garden Patio.
- Close Links To Local Schools.
- Council Tax Band: B
- EPC Rarting: D.
- Leasehold.



Welcome to Mount Road, Burnley. This large three-bedroom mid-terrace property is ideal for a growing family, offering ample space and versatility. Upon entering the property, you step into a welcoming entrance hall. To the right, you will find two generous reception rooms. The open-plan layout of these rooms provides flexibility, allowing you to decide which room best suits your needs as the primary living area or as the dining room. Both spaces are well-sized, perfect for family gatherings or entertaining guests.

Toward the rear of the property, there is a kitchen extension that provides plenty of counter space for meal preparation, as well as ample storage for kitchen utensils and cookware. The extended layout enhances the home's functionality, making it a great space for those who enjoy cooking and entertaining.

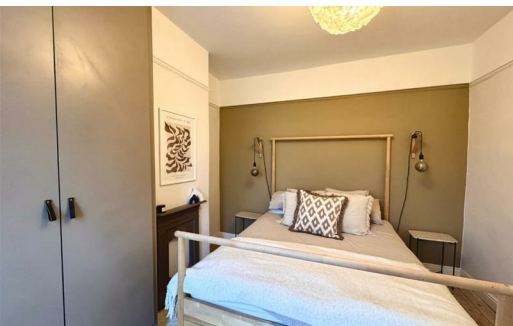
Moving upstairs, the first floor hosts three bedrooms. The third bedroom, often referred to as the box room, is smaller but versatile and could easily function as a home office for those working remotely. Adjacent to this room is the bathroom, which includes a bath shower, and sink. For added convenience, the toilet is located separately from the bathroom.

Bedroom two, positioned at the front of the house, is a well-proportioned room that allows for various furniture arrangements. Additionally, this room benefits from a curtain that conceals a useful storage area. The master bedroom, located at the rear of the property, is the largest of the three, measuring 3.3m in width and 3.7m in length. It features fitted wardrobes, eliminating the need for free-standing storage solutions and providing a neat, organized space.

This home combines practicality with comfort, offering plenty of living and storage space while maintaining flexibility in room usage. Its size and layout make it an ideal choice for families or anyone needing extra space for a home office or hobby room.



Total area: approx. 77.0 sq. metres (829.0 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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