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184 Howard Street
Burnley
BB11 4BJ



For Sale

- Semi-Detached
- Three Bedrooms
- Kitchen/Diner
- Off-Road Parking
- Large Garden

Offers Over £159,950

- Close To Local Amenities
- Popular Residential Area
- Ground Floor Cloakroom
- Tax Band - B
- EPC - B



Located in a popular residential area, a deceptively spacious three-bedroom, semi-detached property, close to local amenities, Hargher Clough Park and a short drive to the M65 with links to Manchester, Preston and Blackburn.

Arranged over three floors, the property briefly comprises to the ground floor: an entrance lobby as you enter through the composite front door with stairs ascending to the first floor. To the right is a generous lounge boasting a bay window letting in an abundance of natural light. Leading through to the rear is an inner hallway with a useful under stair storage cupboard and two-piece cloakroom.

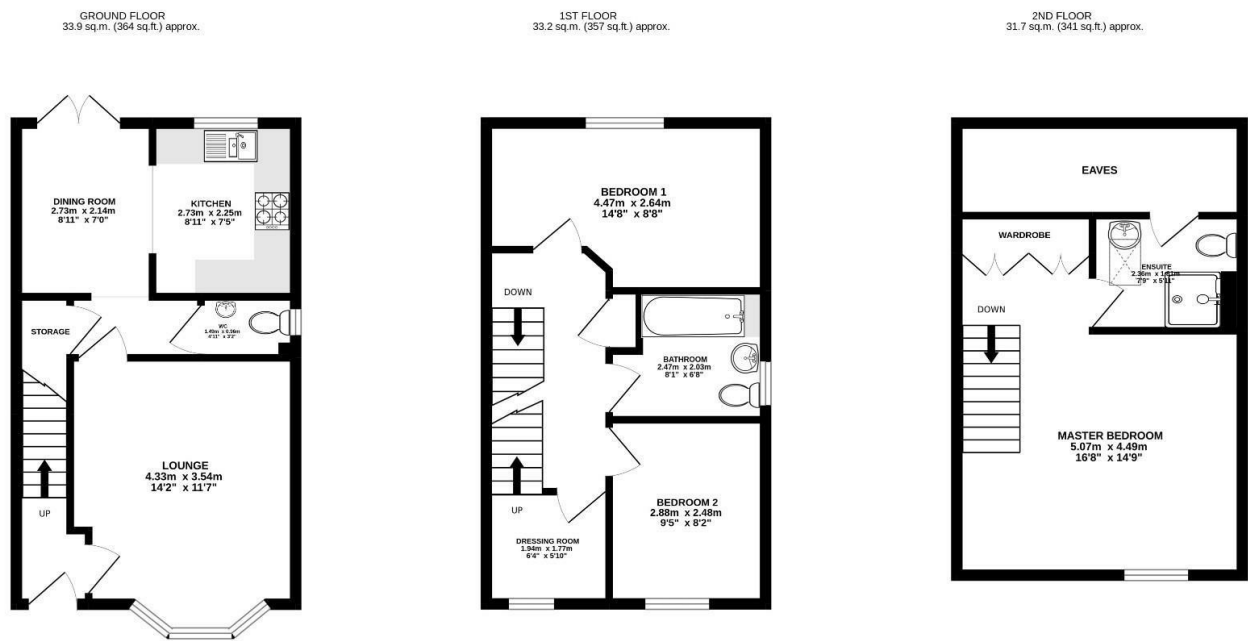
An open-plan kitchen/diner is situated to the rear and benefits from patio doors leading out to the garden. The kitchen houses matching wall, base and drawer units with co-ordinating work surfaces, stainless steel splashback and double bowl sink, integrated oven and gas hob with overhead extractor fan.

To the first floor is a central landing leading to two well-proportioned bedrooms situated to the front and rear of the property and a bathroom housing a three-piece suite in white comprising a low-level WC, pedestal wash basin and panelled bath.

A dressing room provides a staircase leading to the second floor, featuring a large master suite with Velux window, fitted wardrobes and a three-piece, en-suite shower room. A door accesses a storage area within the eaves.

The property benefits from the modern-day comforts of gas central heating and UPVC double glazing.

Externally there is a double driveway to the front and an enclosed garden to the rear with Indian stone patio area and lawn.



TOTAL FLOOR AREA : 98.7 sq.m. (1063 sq.ft.) approx.

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