



## 17 Montague Road

Burnley

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Accommodation across four levels
- No onward chain
- Council Tax Band B - Leasehold Tenure
- Useful basement and attic space
- Huge Potential
- Excellent investment or renovation opportunity



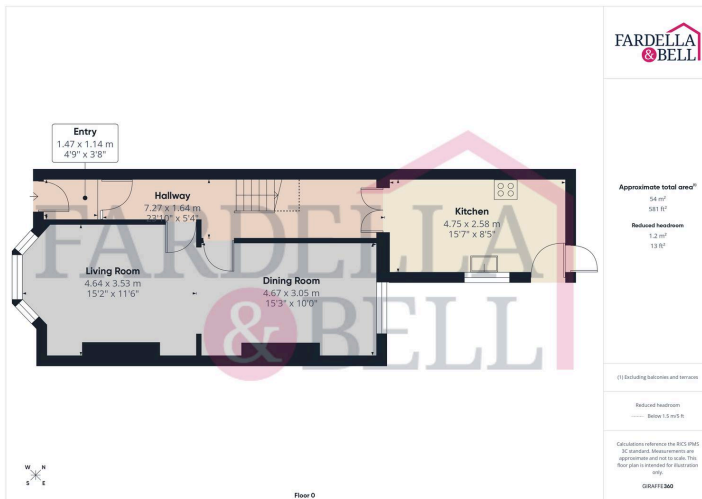
### Ground Floor

The ground floor offers a bright and welcoming layout with excellent potential for modernisation. A long entrance hallway leads through the home and creates a sense of space from the moment you step inside. To the front, the living room enjoys plenty of natural light from the bay window and features attractive high ceilings and character details. The dining room sits to the centre of the property and provides a versatile second reception space, ideal for family meals or entertaining guests. To the rear, the fitted kitchen offers a generous footprint with ample worktop and storage space, along with direct access to the rear yard. The ground floor also benefits from access down to the useful basement level.

### First Floor

Upstairs, the property offers three bedrooms and a family bathroom. The principal bedroom is positioned to the front of the home and provides a spacious double bedroom with high ceilings and plenty of natural light. A second double bedroom sits to the rear and offers a comfortable and flexible space, while the third bedroom is also an excellent size. The family bathroom is fitted with a bath, wash basin and WC.







## Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

01282 968 668 • [info@fbestateagents.co.uk](mailto:info@fbestateagents.co.uk) • [fbestateagents.co.uk/](http://fbestateagents.co.uk/)

