



## 2 Delph Square

Burnley

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Gas Central Heating
- Extended End Terraced Cottage
- Front & Rear Gardens + Parking
- Downstairs WC+ Utility Room
- Solar Panels
- Jib Hill Conservation Area
- Freehold Tenure - Council Tax Band C

FARDELLA  
& BELL



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### Property Description

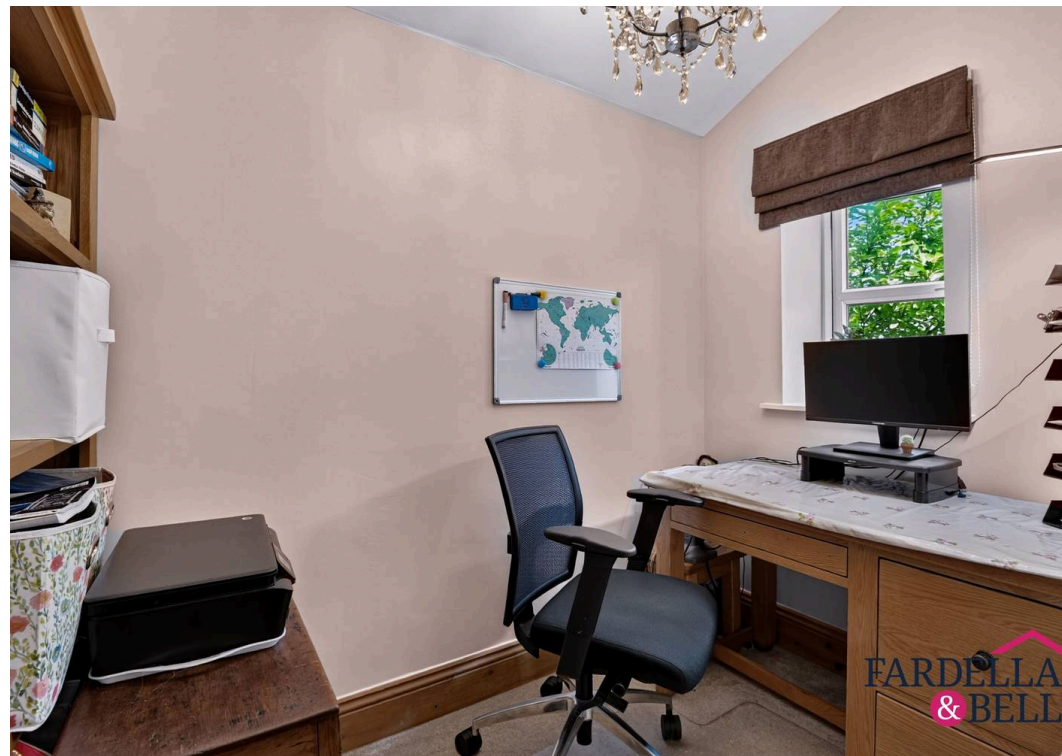
Full of charm, character and wonderfully quirky features, this delightful home offers a warm and welcoming layout with personality in every corner. The ground floor centres around a generous lounge, where exposed beams, feature fireplace, traditional staircase and cosy styling create a homely cottage feel. The kitchen is fitted with a range of cabinets, integral appliances and opens through to useful utility space and separate WC, while the conservatory provides a bright additional sitting area with views and access out to the garden. Upstairs, the character continues with three bedrooms, including a versatile bedroom/study, ideal for home working or guest space. The main bedroom is enhanced by built-in wooden wardrobes and a striking feature wall, while the bathroom offers a four-piece suite with bath and separate shower.

### Anti Money Laundering

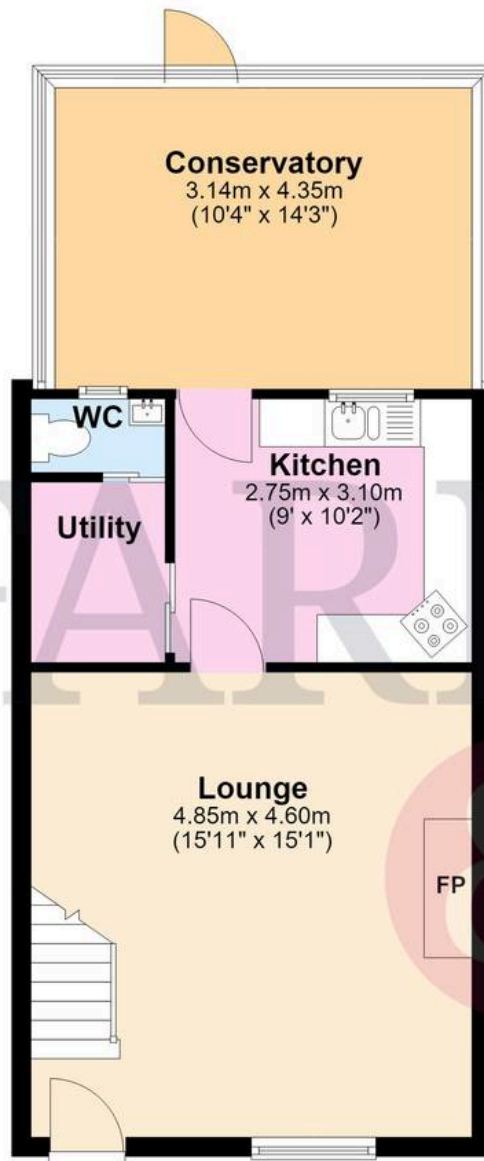
Aml (Anti Money Laundering) - "Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



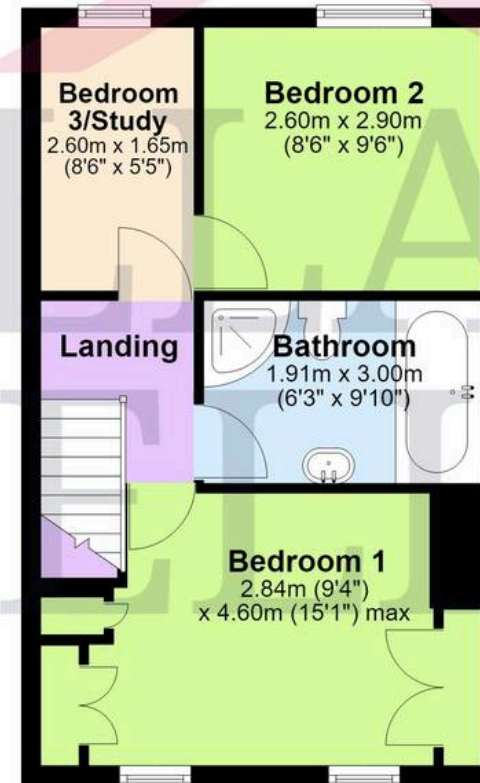




## Ground Floor



## First Floor



Total area: approx. 84.8 sq. metres (912.6 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)

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Plan produced using PlanUp.

**2 Delph Square**



## GARDEN

Externally, this beautiful home enjoys a wonderfully private and established garden setting, with a lovely balance of lawn, patio and planted areas. The garden is bursting with greenery, mature borders and colourful planting, creating a peaceful cottage-style retreat that feels incredibly charming and secluded. There are multiple seating areas, including a paved patio directly off the conservatory ideal for outdoor dining, relaxing or entertaining. The front garden is framed by mature hedging and fencing, giving a real sense of privacy, while the planted borders and decorative touches add to the character. To the side of the property, there is parking provision, adding a practical benefit to this already characterful home.

## ALLOCATED PARKING

2 Parking Spaces





BRITISH  
PROPERTY  
AWARDS

2025  
★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN BURNLEY



BRITISH  
PROPERTY  
AWARDS

2025  
★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORTH WEST  
(CUMBRIA & LANCASHIRE)

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