



# 1 St. Stephen Crescent

Burnley, Burnley

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- No Chain
- Modern Family Home
- Open Plan Ground Floor Living
- Low Maintenance Rear Garden
- Driveway
- Leasehold Tenure
- Council Tax Band B

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## Ground Floor

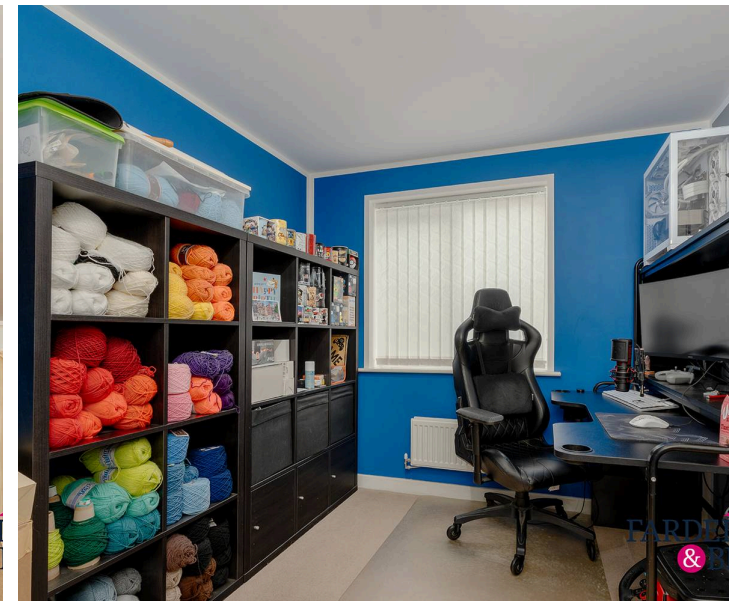
Upon entering the property, the entrance hall leads through to a spacious open plan kitchen diner, providing an ideal space for modern family life and entertaining alike. The contemporary kitchen is fitted with a range of stylish wall and base units, complemented by generous worktop space and integrated appliances. There is ample room for a family dining table, making this an excellent space for both everyday meals and hosting guests. To the rear of the property, the bright and spacious living room offers a comfortable place to relax, with French doors opening directly onto the enclosed rear garden and allowing natural light to fill the room. A modern downstairs WC completes the ground floor accommodation.

## First Floor

The first floor offers two well proportioned bedrooms, both presented in tasteful modern décor and offering flexible accommodation for family members, guests or home working. A useful study area located off the landing provides an excellent additional space for those working from home, studying or requiring a hobby room. The contemporary family bathroom serves this floor and includes a bath with shower facilities, wash basin and WC, finished in neutral tones for a clean and modern feel.

## Second Floor

Occupying the entire top floor, the impressive principal bedroom creates a peaceful and private retreat away from the main living accommodation. Generous in size, the room benefits from fitted storage and plenty of natural light, creating a calm and relaxing atmosphere. The room is further enhanced by a stylish en-suite shower room, complete with shower enclosure, wash basin and WC, offering both practicality and comfort. Additional storage space also adds to the functionality of this floor.





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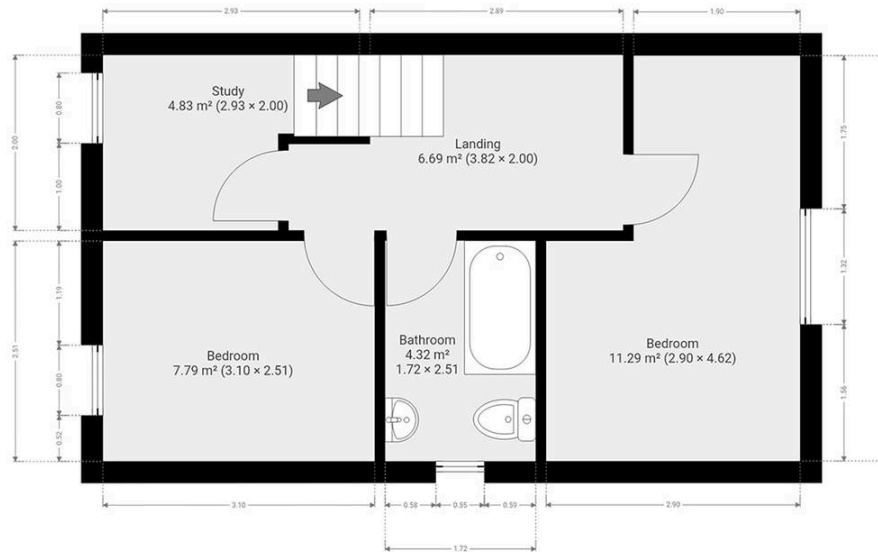


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GARDEN

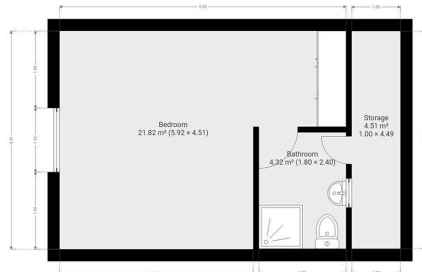
DRIVEWAY

2 Parking Spaces



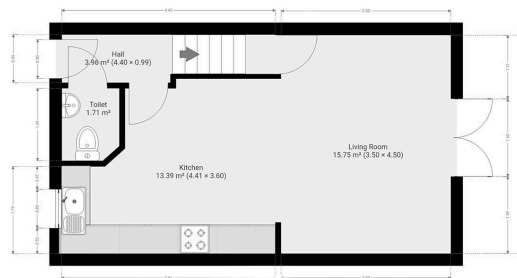
Total Property Area: approx - 100.31 Sq Meters (1079.73 Sq Feet)

This floor plan is for illustrative purposes only. It is not 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.



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