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BB12 0HE

Plover Street, Burnley
Offers In The Region Of £90,000

• Spacious mid-terrace home • Two generous reception rooms • Two well-proportioned bedrooms • Fitted kitchen with utility area • Three-piece bathroom suite • Enclosed rear yard

A fantastic opportunity to acquire this spacious two-bedroom mid-terrace home, conveniently positioned within a popular residential area of Burnley. Offering two generous reception rooms, a fitted kitchen with a useful utility area, two well-proportioned bedrooms, a three-piece bathroom and an enclosed rear yard, this property presents an excellent purchase for first-time buyers, young families or buy-to-let investors alike. Located within easy reach of Burnley town centre, local amenities, schools and excellent transport links including the M65 motorway network, the property combines generous living accommodation with everyday convenience. Early viewing is highly recommended to fully appreciate all that this home has to offer.

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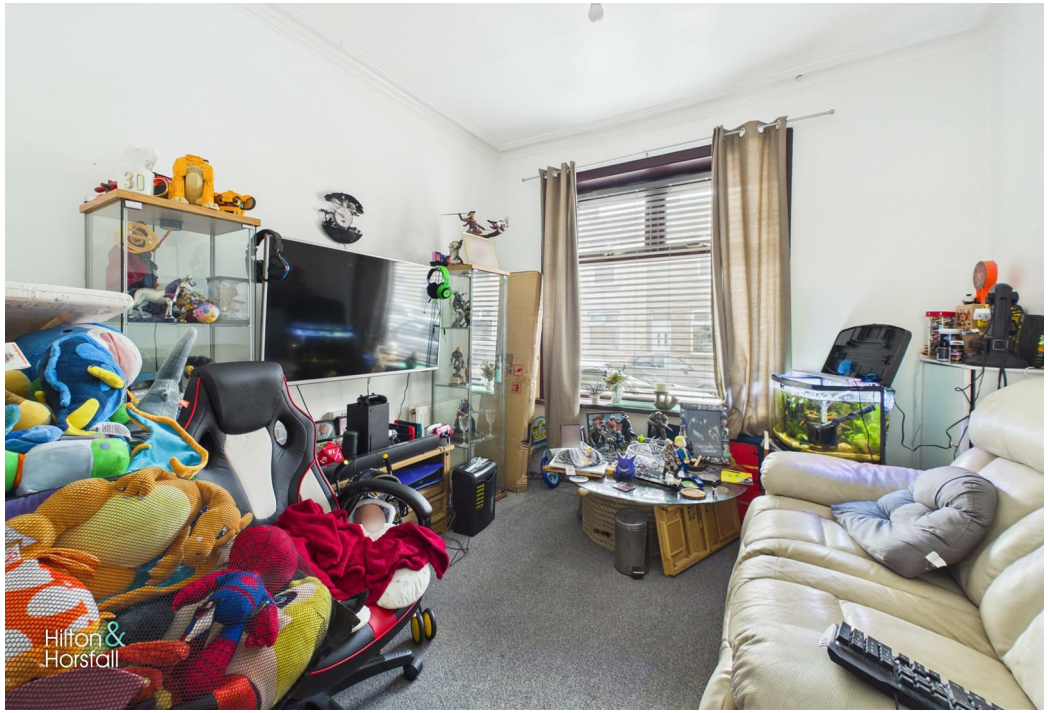
BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024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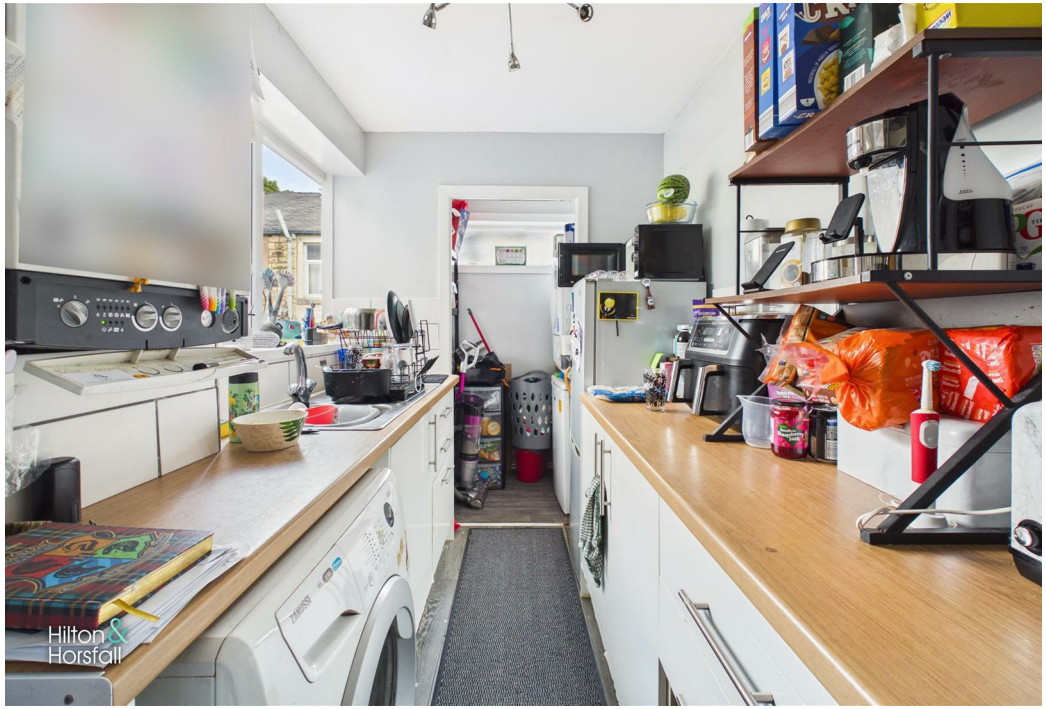
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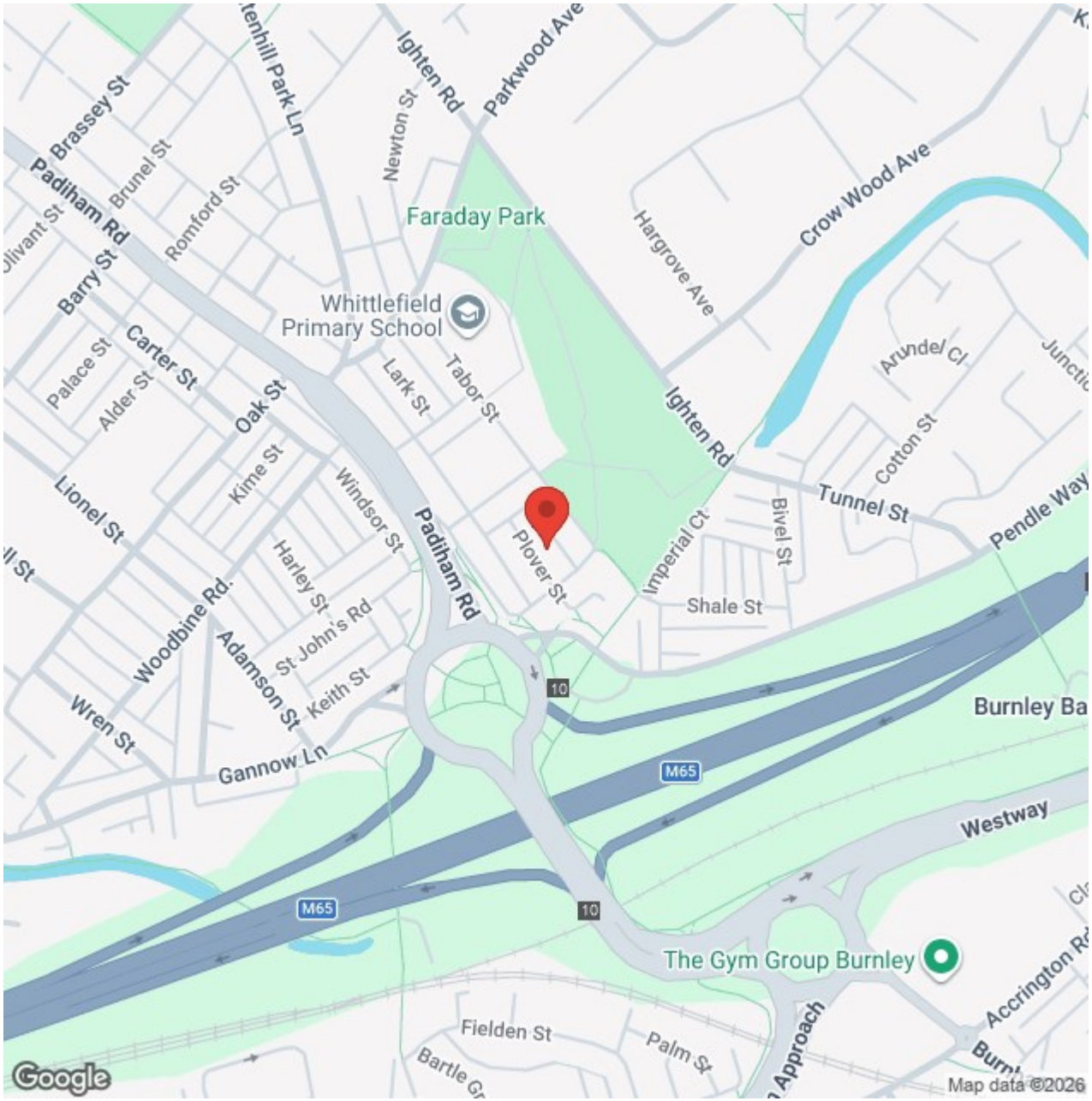
Brassey St
Padiham Rd
Brunel St
Romford St
Newton St
Ighten Rd
Parkwood Ave
Faraday Park
Hargrove Ave
Crow Wood Ave
Barry St
Whittlefield Primary School
Carter St
Palace St
Alder St
Oak St
Lark St
Tabor St
Arundel Cl
Cotton St
Kime St
Windsor St
Lionel St
Harley St
Plover St
Imperial Ct
Bivel St
Tunnel St
Pendle Way
Shale St
Woodbine Rd.
Adamson St
St John's Rd
Keith St
Wren St
Gannow Ln
M65
10
Burnley Ba
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M65
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Lancashire

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GROUND FLOOR

ENTRANCE

HALLWAY

SITTING ROOM 10'4" x 10'2" (3.17m x 3.11m)

Positioned to the front of the property, the sitting room is a well-proportioned reception room with a large window allowing plenty of natural light to fill the space. Featuring attractive ceiling coving and ample room for a range of furniture, the room offers a comfortable and versatile living area, ideal for relaxing or entertaining.

LIVING ROOM 13'0" x 13'10" (3.98m x 4.22m)

Situated to the rear of the property, the spacious living room provides an excellent second reception room, centred around an attractive feature fireplace creating a natural focal point. With generous proportions and a large rear-facing window allowing in plenty of natural light, the room offers ample space for both comfortable seating and family living, whilst providing access through to the kitchen.

KITCHEN 10'6" x 6'0" (3.21m x 1.84m)

The kitchen is fitted with a range of matching wall and base units, complemented by contrasting work surfaces and an inset sink with drainer. There is space for the usual appliances and a window overlooking the rear yard, allowing in plenty of natural light. To the rear of the kitchen is a useful utility area providing additional appliance space and storage, with a door leading out to the enclosed rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE 10'5" x 10'10" (3.18m x 3.32m)

A generous double bedroom positioned to the front of the property, offering ample space for a double bed and a range of freestanding bedroom furniture. A large window provides plenty of natural light, creating a bright and comfortable space to relax.

BEDROOM TWO 12'11" x 6'9" (3.95m x 2.08m)

Located to the rear of the property, the second bedroom is a well-proportioned room enjoying a pleasant outlook over the rear yard. Offering space for a bed and additional bedroom furniture, it provides versatile accommodation, making it ideal as a child's bedroom, guest room or home office.

BATHROOM 10'5" x 6'10" (3.19m x 2.09m)

The bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash basin and low-level WC. Complemented by attractive tiled splashbacks, a frosted window providing natural light and ventilation, and vinyl flooring, the room offers a bright and functional space for everyday use.

360 DEGREE VIRTUAL TOUR

https://tour.giraffe360.com/plover-street-burnley

LOCATION

Situated in a convenient residential location in Burnley, this property enjoys excellent access to a wide range of local amenities including shops, supermarkets, schools and leisure facilities. Burnley town centre is within easy reach, whilst nearby transport links and the M65 motorway network provide straightforward commuting to neighbouring towns and cities. There are also pleasant walks and open green spaces close by, making this an ideal location for first-time buyers, young families and investors alike.

PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with. Please note that some images in this brochure may or may not feature virtual staging for illustration purposes only. We do not hold responsibility for the accuracy of CGI measurements, layouts, or representations. Actual property specifications and measurements may vary. Hilton & Horsfall Estate Agents own the sole rights to all media, including images, CGI, and video. Any third-party use is strictly prohibited without written permission from Hilton & Horsfall Estate Agents.

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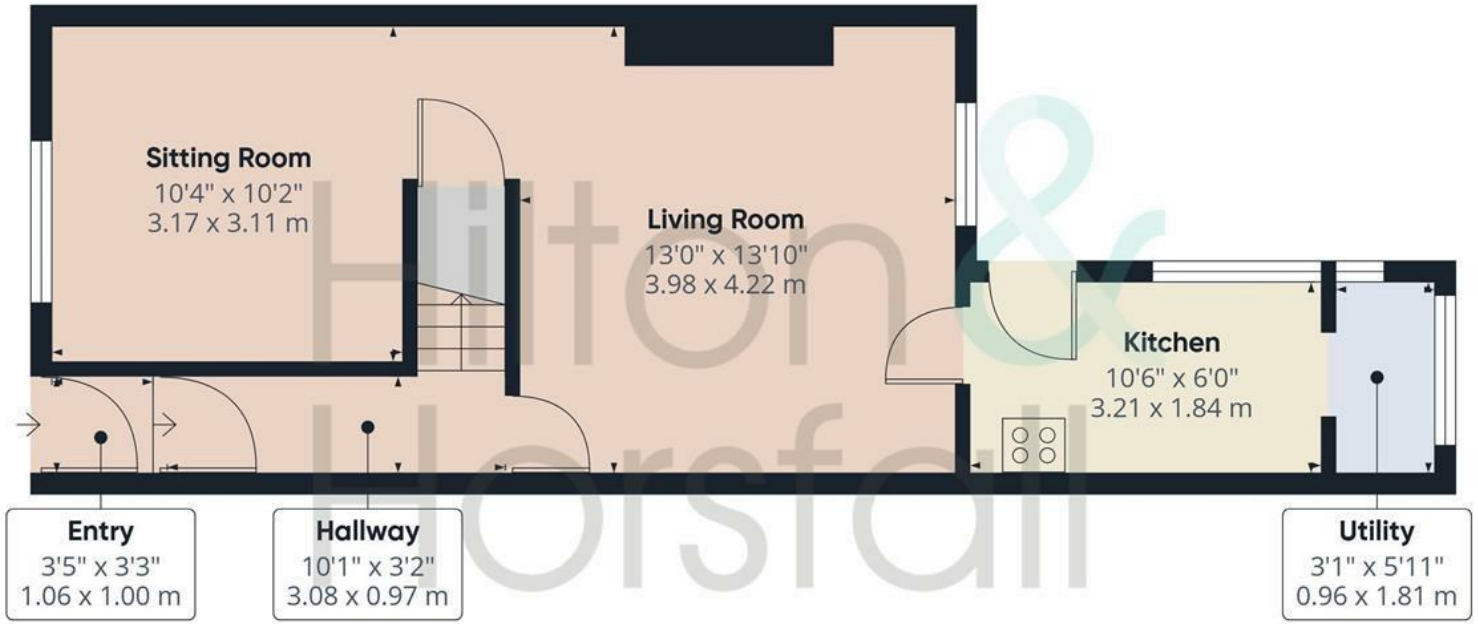
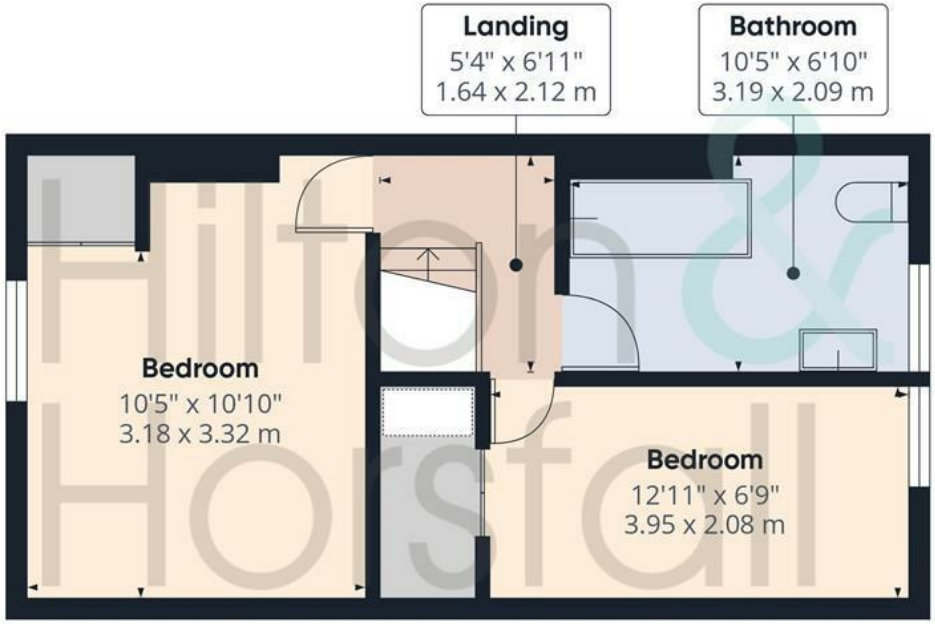
OUTSIDE

Externally, the property benefits from a traditional stone forecourt to the front, enclosed by a low stone wall and railings, adding to its kerb appeal. To the rear is an enclosed yard providing a private, low-maintenance outdoor space with gated access, ideal for outdoor seating, storage or everyday use.



Ground Floor



Floor 1

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Approximate total area(1)

783 ft²

72.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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