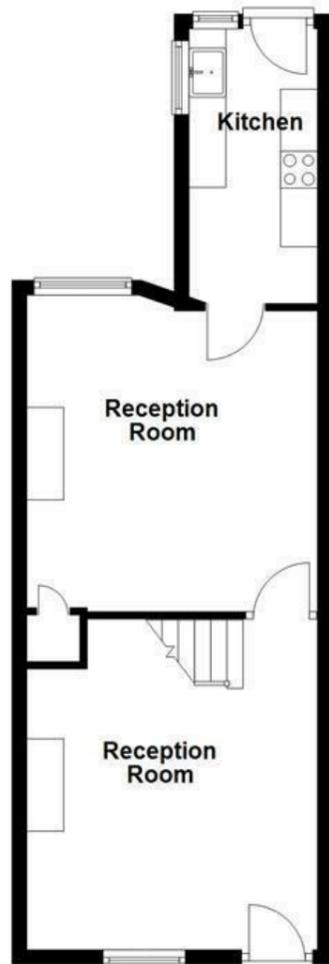


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## David Street, Burnley, BB11 2LE

### Offers Over £125,000

SPACIOUS TWO BEDROOM HOME IDEAL FOR A PROFESSIONAL COUPLE OR SMALL FAMILY

Nestled on the charming David Street in Burnley, this delightful house presents an excellent opportunity for a small family or a professional couple seeking a comfortable and modern living space. The property boasts two spacious reception rooms, providing ample room for relaxation and entertaining guests. The modern kitchen is well-equipped, making meal preparation a pleasure, while the contemporary bathroom adds a touch of luxury to daily routines.

The low maintenance exteriors of the house ensure that you can spend more time enjoying your home and less time on upkeep. This property is not only practical but also offers a warm and inviting atmosphere, perfect for creating lasting memories. With its thoughtful design and convenient location, this house is a wonderful choice for those looking to settle in a friendly community. Don't miss the chance to make this lovely home your own.

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# David Street, Burnley, BB11 2LE

Offers Over £125,000



- Mid Terraced Property
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating: C
- Two Bedrooms
- Modern Three Piece Bathroom
- Tenure: Leasehold
- Two Reception Rooms
- Front Garden And Rear Yard
- Council Tax Band: A

## Ground Floor

### Reception Room One

14'8 x 12'11 (4.47m x 3.94m)

UPVC entrance door, UPVC double glazed window, two central heating radiators, smoke alarm, alcove storage, stairs to first floor and door to reception room two.

### Reception Room Two

14'1 x 13' (4.29m x 3.96m)

UPVC double glazed window, central heating radiator, cast iron multifuel burner, tiled hearth, brick surround, wood mantel, under stairs storage, wood effect flooring and door to kitchen.

### Kitchen

12'5 x 5'1 (3.78m x 1.55m)

Two UPVC double glazed windows, central heating radiator, gloss wall and base units, marble effect worktops, tiled splash back, integrated oven in high rise unit, four ring electric hob, extractor hood, integrated microwave, composite sink with mixer tap, plumbing for washing machine, space for fridge freezer and UPVC double glazed frosted door to rear.

## First Floor

### Landing

7'8 x 4'6 (2.34m x 1.37m)

Loft access, smoke alarm and doors to two bedrooms and bathroom.

### Bedroom One

12'11 x 11'4 (3.94m x 3.45m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

### Bedroom Two

12'9 x 8'10 (3.89m x 2.69m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

### Bathroom

8'1 x 7'4 (2.46m x 2.24m)

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with overflow bath filler and direct feed rainfall shower with rinse head over, PVC panel ceiling, PVC panel elevations and lino flooring.

## External

## Front

Laid to lawn.

## Rear

Paved yard and driveway for off road parking.



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