



72 Lyndhurst Road

Burnley

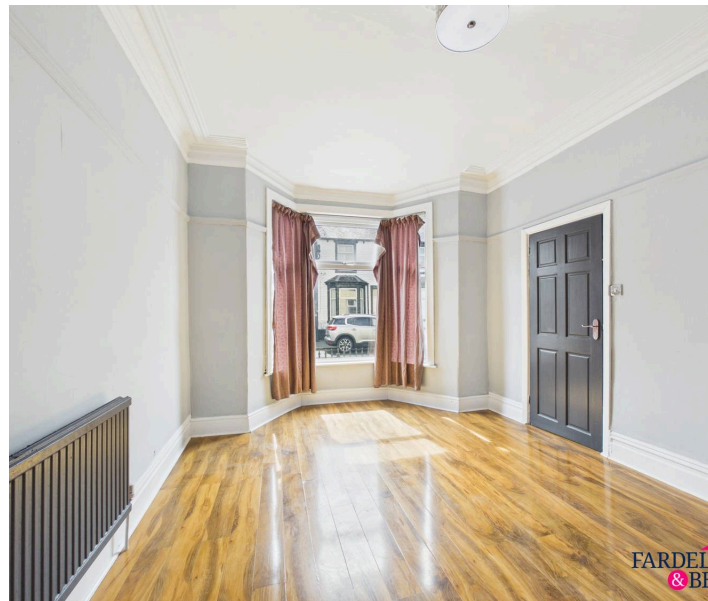
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Substantial three-bedroom end-terraced home
- Two separate reception rooms
- Generous room proportions throughout
- No chain
- Large cellar providing valuable additional space
- Presented in good general condition
- Council Tax Band A - Leasehold Tenure - £1.10 per year



Ground Floor

The property opens into an entrance hall with two separate reception rooms positioned to either side, giving the ground floor a particularly versatile layout. The main reception room is a generous space with a bay window bringing in plenty of natural light, complemented by decorative wall detailing, cornicing and wood-effect flooring. The second reception room offers further well-proportioned living space and could comfortably serve as a dining room, family room or home office. Beyond the left-hand reception room is the kitchen, fitted with a range of grey wall and base units, contrasting work surfaces, tiled splashbacks and integrated cooking appliances. From here, there is access to the rear courtyard. A notable feature of the property is the large cellar, providing a substantial amount of additional storage space beneath the house.

First Floor

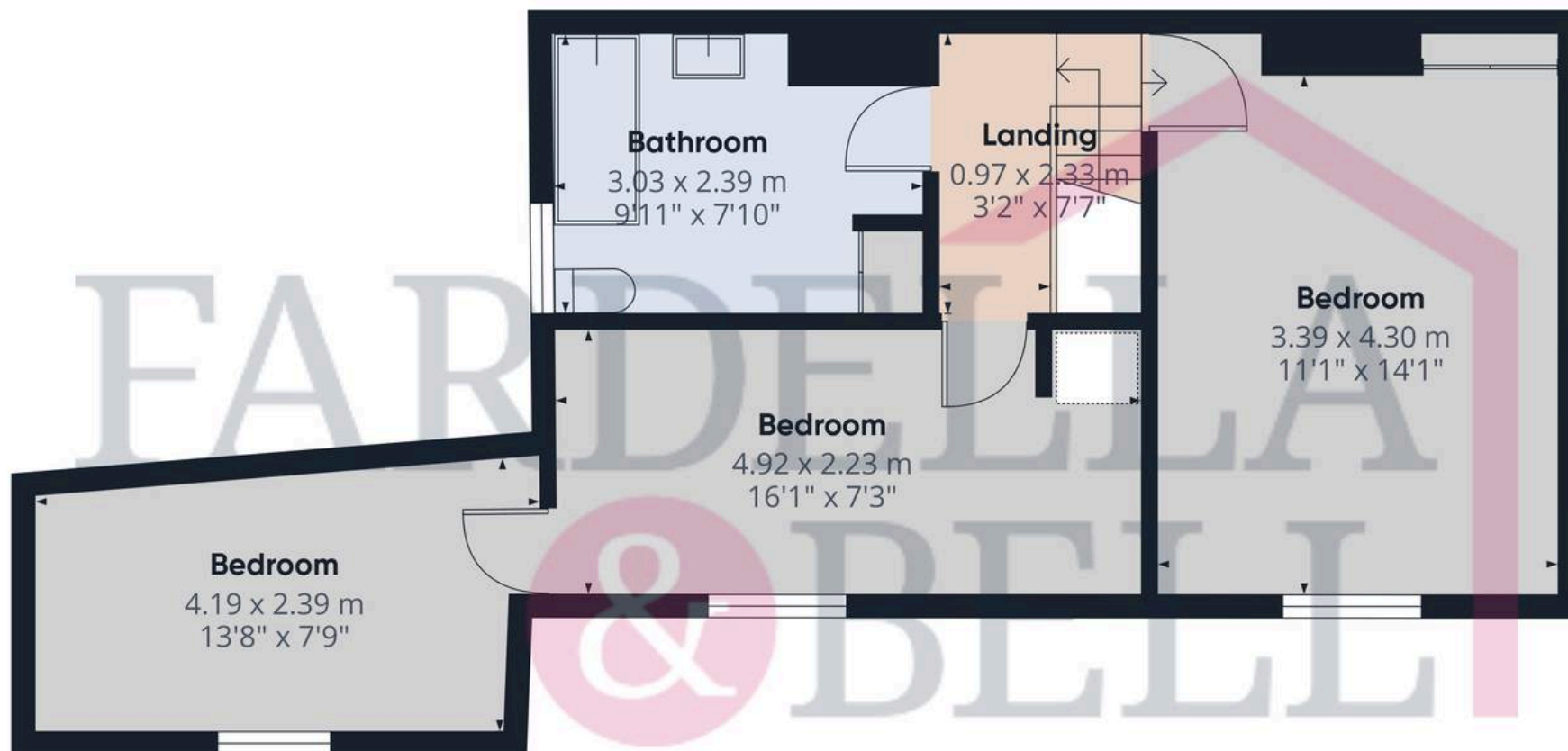
Upstairs, the accommodation comprises three bedrooms and a family bathroom. The bedrooms are well proportioned and neutrally presented, with built-in storage available within one of the rooms. Bedroom three is accessed directly through bedroom two rather than from the landing. The family bathroom is fitted with a white suite comprising a bath with shower over, wash basin and WC, finished with tiled walls and patterned flooring.

External

Lyndhurst House occupies an end-terraced position with a traditional stone-fronted exterior and a small enclosed frontage set behind decorative metal railings. To the rear is an enclosed courtyard, providing a low-maintenance outdoor area with gated access. The property is presented in good general condition overall, while still offering scope for a new owner to personalise and update areas to suit their own style.







Approximate total area⁽¹⁾

45.1 m²

485 ft²

(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.

GIRAFFE360



Floor 1

GARDEN





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