



8 Ennerdale Road

Burnley

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 3 Bed Semi Detached
- Driveway, Gardens and Detached Garage
- Boiler Installed 2025
- Back to Brick Internal Renovation in 2025
- Re Wire 2025
- New Kitchen & Bathroom
- Brunshaw Area
- Large Exterior Space



Property Description

Upon entry, the property opens into a bright entrance hallway, finished in neutral décor, with an open balustrade staircase rising to the first floor. The living room offers a generous main reception space with a dual aspect outlook across both the front and rear garden areas, creating a light and comfortable room for everyday use. Positioned to the rear is a newly installed kitchen, fitted with modern units, work surfaces, oven, hob, sink and storage space. There is also a useful understairs storage cupboard, which houses the gas central heating boiler. To the first floor, the property provides two double bedrooms and a third single bedroom, offering flexibility for family use, guests, nursery space, dressing room or home office requirements. Completing the first floor is a recently installed three-piece bathroom suite, comprising bath with overhead shower, wash basin and WC, finished with contemporary wall panelling.






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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



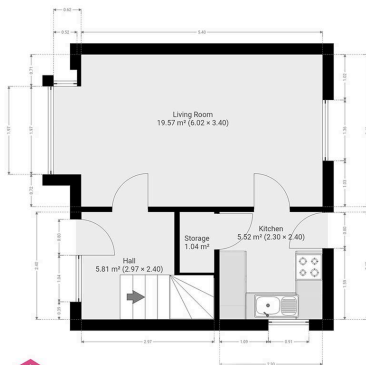
GARDEN

Externally, the property offers a generous rear garden with a combination of paved patio areas, lawned garden space and established planted borders. The patio provides a practical area for outdoor seating, while the lawn adds a family-friendly feel to the garden. To the side of the property is a paved access area leading from the front through to the rear garden, with steps up to the rear entrance door. The garden is enclosed by fencing and boundary walls, creating a defined outdoor space with scope for buyers to further landscape or personalise. The property also benefits from driveway parking to the side, leading to a detached garage, offering useful parking, storage or workshop potential.

DRIVEWAY

3 Parking Spaces

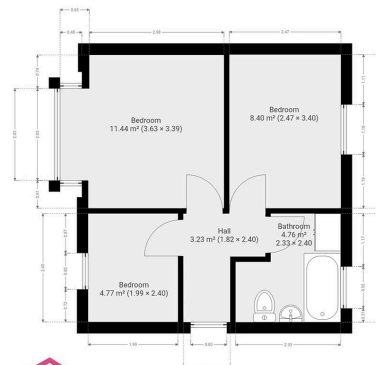
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Total Property Area: approx - 64.50 Sq Meters (694.27 Sq Feet)

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This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor areas), openings and orientations are approximate. No liability is taken for any errors. This cannot be used for any purpose and they do not form part of any agreement. No liability is taken for any error.



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BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN BURNLEY



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

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(CUMBRIA & LANCASHIRE)

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