



75 Culshaw Street

Burnley

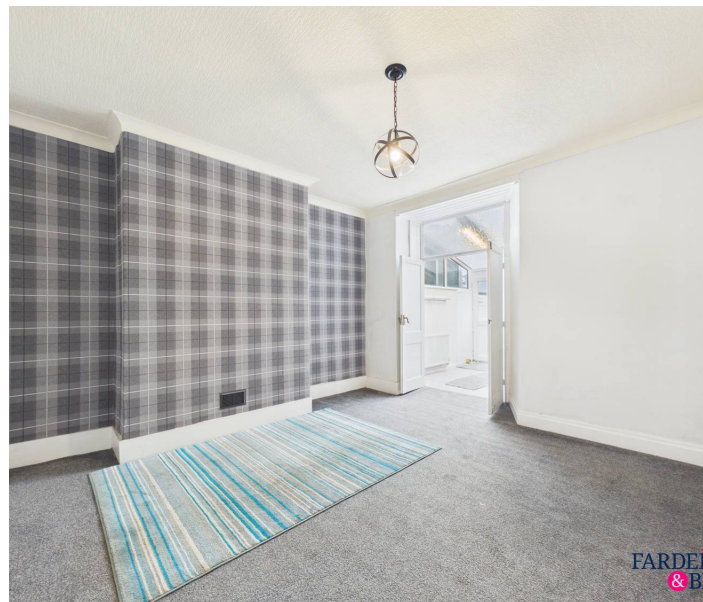
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Vacant possession
- No onward chain
- Ideal first time purchase or investment opportunity
- Convenient location close to local amenities and transport links
- Council Tax Band A - Leasehold Tenure
- Three Bedrooms
- Two Reception Rooms Plus Kitchen Extension

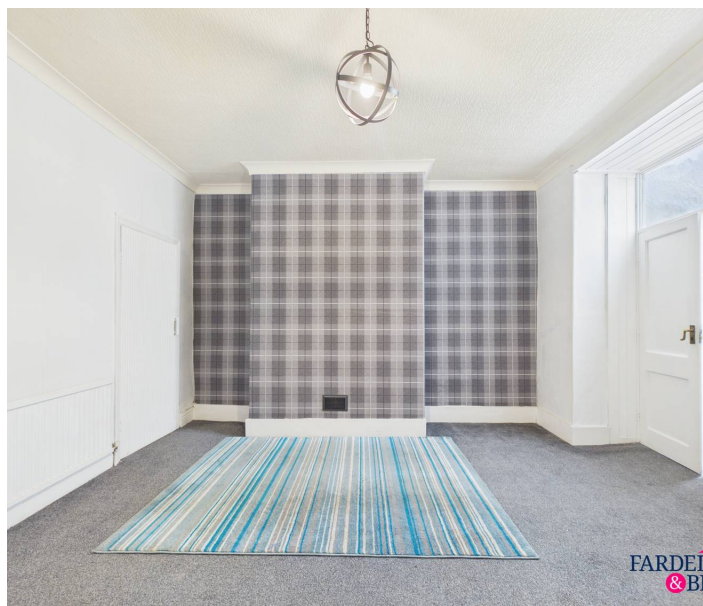


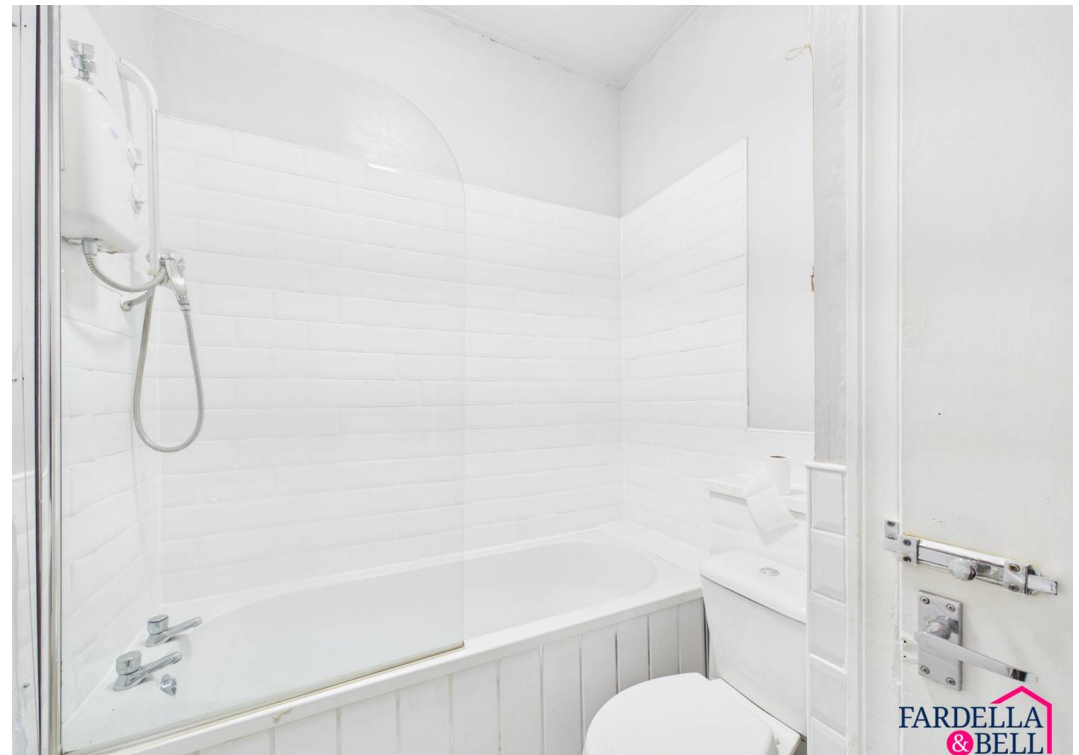
Ground Floor

Enter through the front door into a welcoming entrance vestibule, which leads into the hallway with stairs rising to the first floor. Positioned at the front of the property, the living room is bright and inviting, featuring a bay window that fills the space with natural light. A decorative fireplace creates an attractive focal point, making this an ideal room to relax and unwind. To the rear, the spacious dining room provides an excellent setting for everyday family life and entertaining. Offering generous proportions, there is ample space for a dining table and additional furniture, while an under stairs storage cupboard provides practical storage. The dining room flows through to the modern fitted kitchen, which has been updated with a stylish range of wall and base units, contrasting worktops and contemporary tiled splashbacks. There is space for appliances, an integrated oven with electric hob and extractor above, along with access to the rear of the property.

First Floor

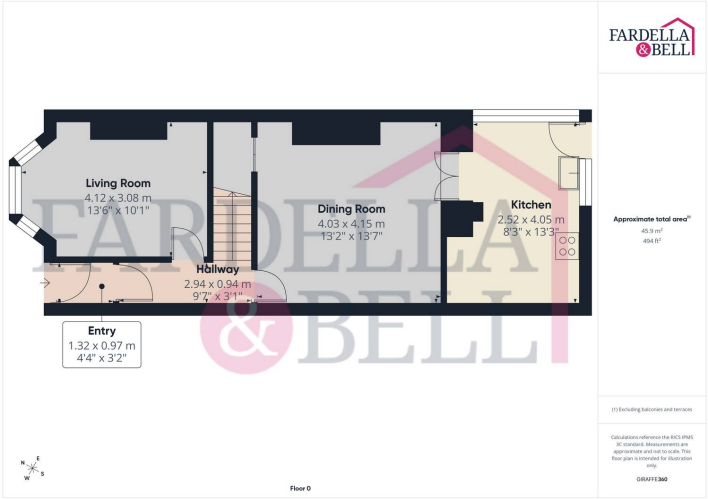
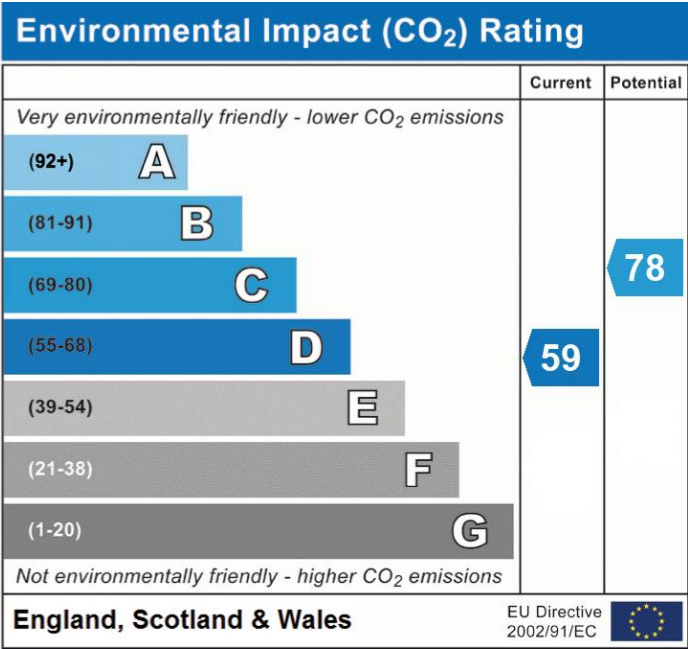
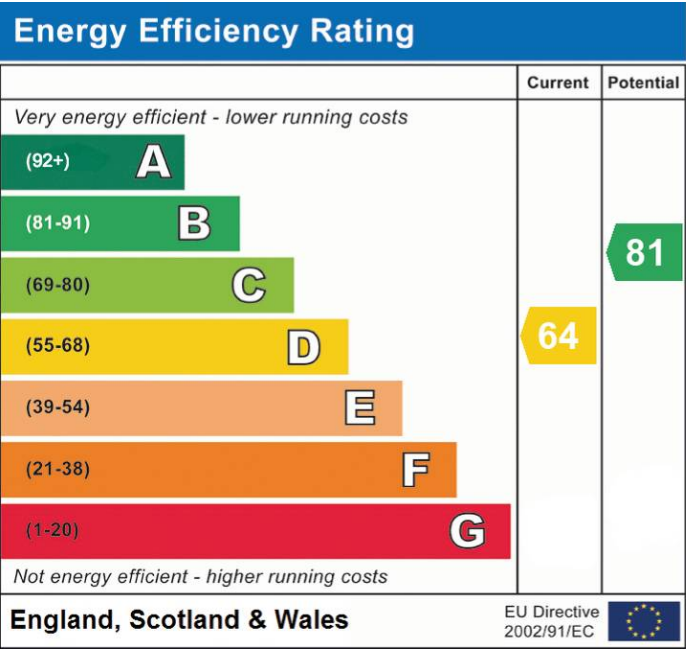
The first floor landing provides access to three bedrooms and the family bathroom. The principal bedroom is a generous double located to the front of the property, offering plenty of space for freestanding bedroom furniture. The second bedroom is another well proportioned room overlooking the rear, making it ideal as a double bedroom or comfortable guest room. The third bedroom is a single room, perfectly suited as a child's bedroom, home office or dressing room. Completing the accommodation is the family bathroom, fitted with a three piece suite comprising a panelled bath with shower over, wash hand basin and WC.





External

To the front, the property is set behind a low maintenance enclosed forecourt with gated access, enhancing the property's traditional kerb appeal. To the rear, there is an enclosed yard providing a private outdoor space that is easy to maintain. Being offered with no onward chain, the property is ready for its next owner to move forward without unnecessary delay.





Fardella & Bell Estate Agents

143 Burnley Road,, Padiham – BB12 8BA

01282 968 668 • info@fbestateagents.co.uk • fbestateagents.co.uk/

