


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## West Street, Burnley, BB10 3ER

### Offers Over £85,000

SPACIOUS END TERRACED HOME

Nestled on West Street in the vibrant town of Burnley, this charming end-terrace house presents an excellent opportunity for first-time buyers seeking a spacious and welcoming home. With two generously sized reception rooms, this property offers ample space for both relaxation and entertaining, making it perfect for family gatherings or cosy evenings in.

The house boasts three well-proportioned bedrooms, providing comfortable accommodation for a growing family or guests. The single bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is its proximity to local amenities. Residents will find a variety of shops, schools, and recreational facilities just a short distance away, making daily life both convenient and enjoyable.

This spacious terraced home combines practicality with potential, offering a blank canvas for those looking to add their personal touch. Whether you are a first-time buyer or seeking a family home, this property on West Street is sure to meet your needs. Don't miss the chance to make this delightful house your new home.

# West Street, Burnley, BB10 3ER

Offers Over £85,000



- End Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: E
- Three Bedrooms
- Three Piece Bathroom
- Leasehold
- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: A

## Ground Floor

### Porch

4'8 x 3'5 (1.42m x 1.04m)

UPVC entrance door, UPVC double glazed window and UPVC door to reception room one.

### Reception Room One

14'2 x 11' (4.32m x 3.35m)

Two UPVC double glazed windows, central heating radiator, coving, TV point, wood effect laminate flooring and door to inner hall.

### Inner Hall

4'8 x 2'5 (1.42m x 0.74m)

Wood effect laminate flooring, under stairs storage and door to reception room two.

### Reception Room Two

14'9 x 13' (4.50m x 3.96m)

UPVC double glazed window, central heating radiator, coving, fire, marble effect hearth, granite effect surround, wood mantle, wood effect laminate flooring, stairs to first floor and door to kitchen.

### Kitchen

8'7 x 7'11 (2.62m x 2.41m)

Hardwood single glazed frosted window, central heating radiator, range of white wall and base units, integrated single oven, four burner gas hob, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, tiled floor and UPVC door to rear.

## First Floor

### Landing

14'4 x 5' (4.37m x 1.52m)

Loft access and doors to three bedrooms and bathroom.

### Bedroom One

11'2 x 9'10 (3.40m x 3.00m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Two

10'3 x 7'8 (3.12m x 2.34m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Three

10' x 6'7 (3.05m x 2.01m)

UPVC double glazed window, central heating radiator and coving.

### Bathroom

11' x 4'1 (3.35m x 1.24m)

Central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and electric feed shower over, tiled elevation and wood effect laminate flooring.

### External

### Rear

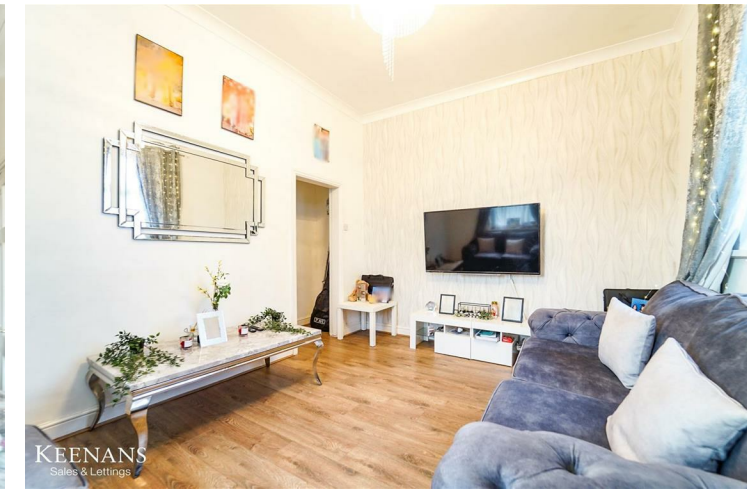
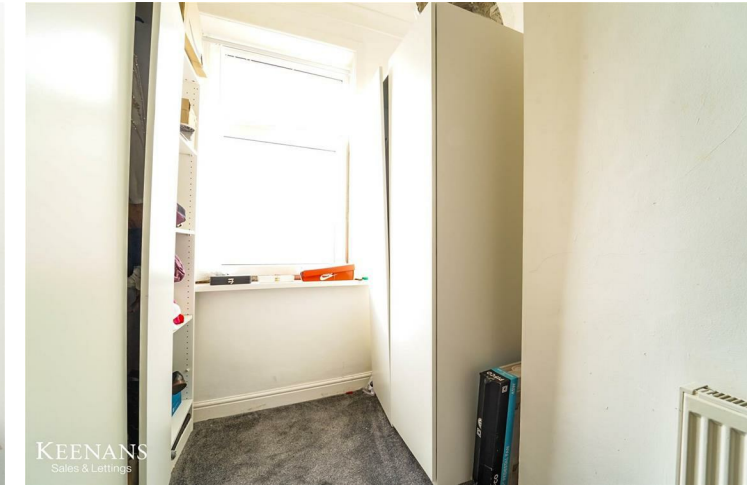
Enclosed yard with gated access to rear street.

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