



42 David Street

Burnley, Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Quiet Location
- Accross the Road from a Park
- Multi-Fuel Burner
- Stunning Condition
- Lawned Garden
- Council Tax Band A - Leasehold Tenure
- No Chain



Ground Floor

The ground floor offers a well-balanced and practical layout, ideal for both everyday living and entertaining. To the front, the living room is bright and welcoming, providing a comfortable space to relax. At the heart of the home, the central dining room serves as the main reception space and features a multi fuel burner, creating a warm and characterful focal point. This room naturally connects through to the kitchen at the rear, which has been fitted with modern units and appliances.

First Floor

Upstairs, the property offers two well-proportioned double bedrooms, both providing comfortable and versatile spaces to suit a range of needs. The bathroom has been finished to a high standard with a contemporary design, offering a stylish and practical space for everyday use.

External

To the front, the garden provides a pleasant outdoor space with room for relaxing, entertaining or light gardening. A combination of lawn and patio areas makes it a versatile space to enjoy throughout the year. Communal parking is located to the rear of the property, providing convenient access for residents.





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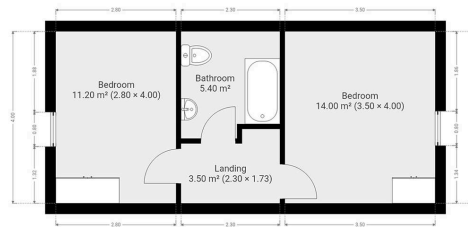
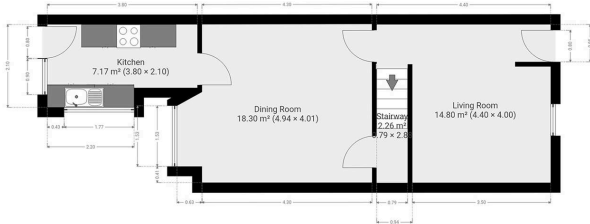
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Total Property Area: approx - 76.6 Sq Meters (824.4 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any total floor area, openings and dimensions are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



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