



## 19 Sunderland Street

Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- 2 Bedrooms
- Gas Central Heating
- uPVC Double Glazing
- Recently Refurbished
- New Bathroom & Kitchen
- Rear Yard
- Council Tax Band A
- Leasehold tenure - 999 years from 1 November 1895 - £1.50 annual ground rent



### Property Description

Beautifully refurbished throughout, this stylish two-bedroom home has been thoughtfully updated to create a fresh, modern interior that is ready to move straight into. An entrance vestibule opens into a welcoming front living room, finished with newly laid carpet, contemporary wall panelling and a feature fireplace creating an attractive focal point. To the rear, the spacious breakfast kitchen has been completely refitted with a modern range of units, generous worktop space and room for additional utility appliances, with a door opening directly onto the rear yard. An open staircase leads to the first floor where you will find two well-proportioned bedrooms and a recently fitted three-piece bathroom suite, finished with tiled walls, a crisp white suite and shower over the bath with screen. A superbly presented home offering modern, low-maintenance living from the moment you step inside.



**Approximate total area<sup>(1)</sup>**

60.8 m<sup>2</sup>

656 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>

6 ft<sup>2</sup>

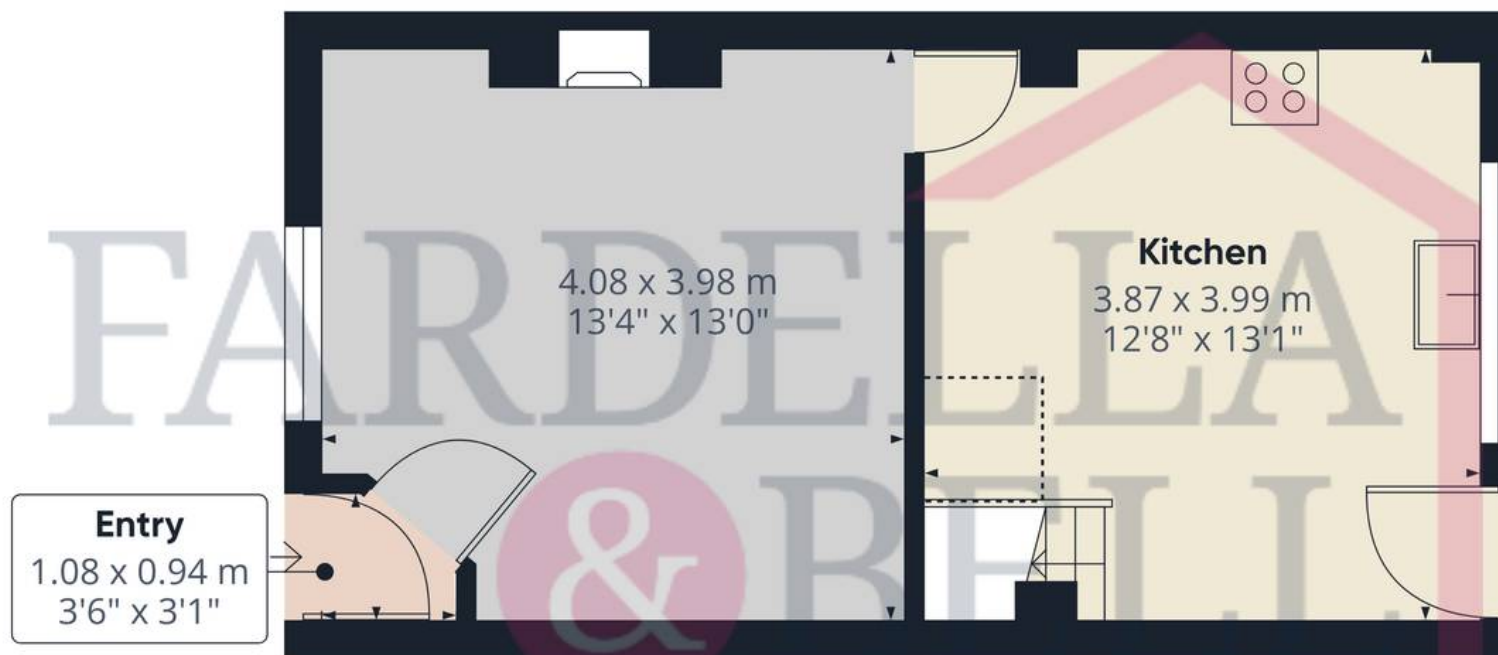
(1) Excluding balconies and terraces

**Reduced headroom**

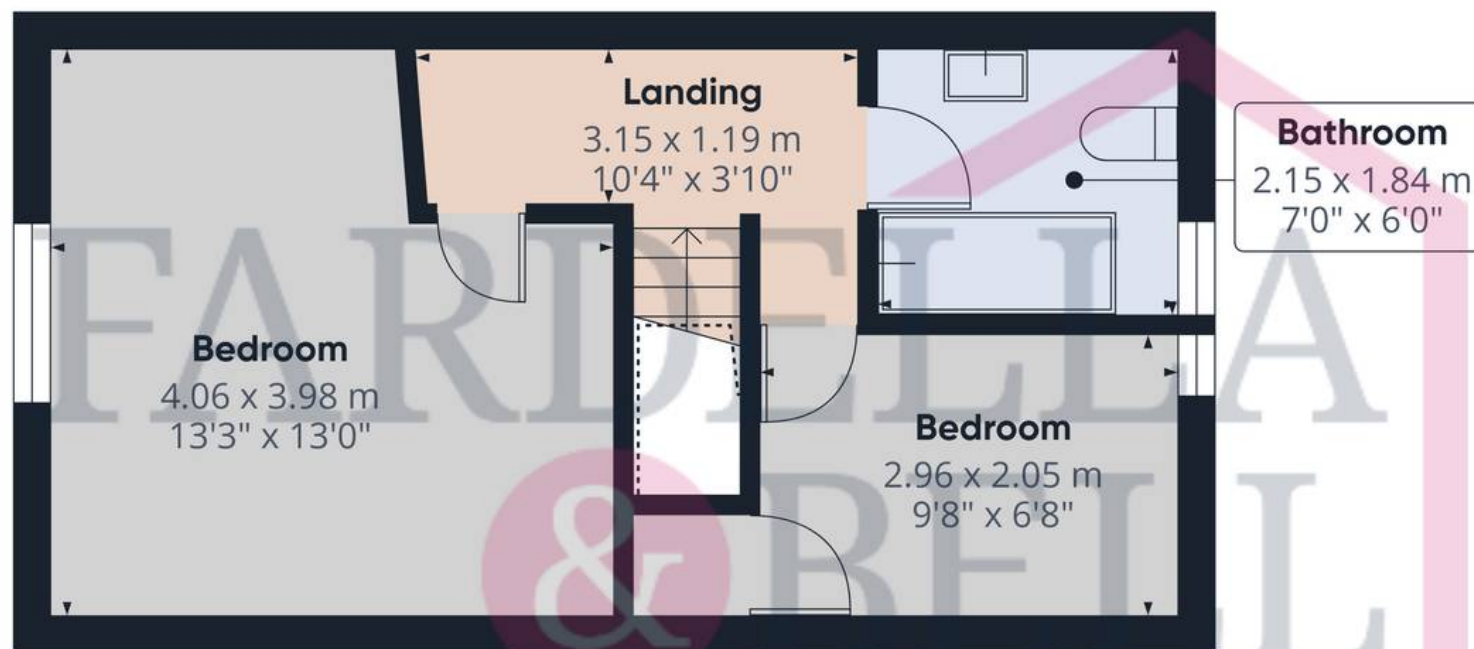
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0



Floor 1





## YARD

To the rear is a spacious, enclosed yard, offering a practical and low-maintenance outdoor area with plenty of room for seating, pots and outdoor storage. The space is finished with a hardstanding surface, making it easy to maintain, while the surrounding walls provide a good degree of privacy and definition. There is direct access back into the property, along with space for refuse bins and everyday outdoor essentials. The yard is a useful extension of the home, ideal for enjoying a morning coffee, creating a small seating area or simply having a secure outside space without the upkeep of a lawned garden. Beyond the rear boundary is an unadopted back street, providing rear access to the property.

## ON STREET

1 Parking Space





## Fardella & Bell Estate Agents

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