



19 Duke Street

Briercliffe, Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Garden Fronted Family Home
- Two Reception Rooms
- Council Tax Band A - Leasehold Tenure
- Stunning Bathroom Suite
- Two Bedrooms
- Underfloor Heating in Kitchen
- EPC D



Ground Floor

The ground floor is arranged to make the most of both space and natural light, with a layout that feels both practical and inviting. To the front of the property, the dining room is a bright and welcoming space, enhanced by a bay window that creates an ideal setting for mealtimes or entertaining guests. Moving through to the centre of the home, the living room offers a comfortable and cosy retreat. This second reception room provides a more private space to relax, making it perfect for evenings in or quiet time away from the main dining area. The kitchen is positioned to the rear and has been fitted with a range of modern units, offering good storage and preparation space. Its layout is designed for ease of use, with access to the outside adding to its everyday practicality.

First Floor

Upstairs, there are two well-proportioned double bedrooms, both offering comfortable accommodation with space for furnishings. The bathroom is generously sized and finished in a modern style, complete with a bath and overhead shower.

External

Externally, the property benefits from a traditional frontage that blends nicely with the surrounding street, along with an enclosed rear yard that is easy to maintain while still offering useful outdoor space.



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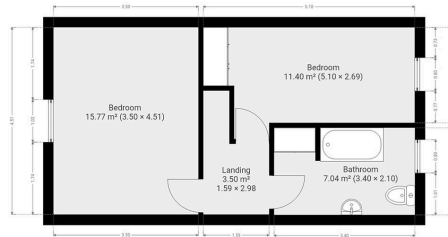
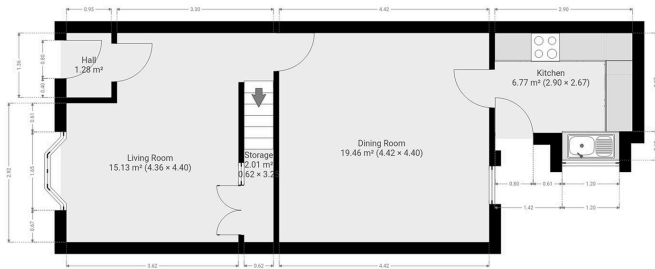


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YARD



Total Property Area: approx - 82.34 Sq Meters (886.3 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any built floor areas, openings and orientations are approximate. No liability is taken for any errors and they do not form part of any agreement. No liability is taken for any errors.



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Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

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

