



BARRY STREET, BURNLEY, BB12 6DT



Ideally positioned just off Padiham Road, this attractive stone-built mid-terrace offers two reception rooms, two well-proportioned bedrooms and modern comforts throughout. Convenient for local shops, bus routes, parkland and the M65, it will appeal to first-time buyers, couples and investors, with a sunny enclosed rear yard completing the package.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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Occupying a convenient position just off Padiham Road, this attractive stone-built mid-terrace is ideally placed for a nearby shopping parade, regular bus services into Burnley town centre and easy access to the M65 motorway. The open green spaces of both Ightenhill and Sycamore parkland are also within close proximity.

Behind the traditional stone-built frontage lies generously proportioned accommodation which is certain to appeal to first-time buyers, couples and buy-to-let investors alike. The property boasts two spacious reception rooms, a fitted kitchen, two well-proportioned bedrooms and the usual modern comforts throughout. Externally, an attractive enclosed rear yard enjoys a particularly sunny aspect, creating a private and inviting space for outdoor seating and entertaining.

BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, RECEPTION HALLWAY, TWO RECEPTION ROOMS, KITCHEN, TWO BEDROOMS, BATHROOM, ATTRACTIVE ENCLOSED REAR YARD.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having double glazed centre panels and double glazed panel over, opening into:-

Entrance Vestibule

3'05" x 3'03" Tiled floor, coved ceiling. Twin glazed panelled door with glazed panel over, opening into:-

Reception Hallway

10'0" x 3'03" Stairs ascending to the first floor level, coved ceiling with decorative corbels, radiator. Doors leading from hallway and opening into:-

Reception Room One

10'10" x 11'01" into chimney breast recess with inbuilt meter / storage cupboard. Feature polished wood fireplace with marble inlay / hearth and inset coal-effect gas fire, coved ceiling, radiator. UPVC framed double glazed window to the front elevation.



Reception Room Two

13'04" x 14'08" Polished wood fireplace with tiled inlay / hearth and inset coal-effect gas fire, wall light points, dado rail, radiator, understairs storage cupboard. UPVC framed double glazed window overlooking a neat enclosed rear yard. Access to:-





Kitchen

8'06" x 6'05" Stainless steel sink unit and drainer with cupboards under, matching range of base units, coordinating worktops, space for slot in gas cooker and tall fridge freezer, plumbing for washing machine, wall mounted gas combination boiler. UPVC framed double glazed window and UPVC door with double glazed panel leading out into a neat enclosed yard.

First Floor Landing

5'02" x 7'02" Return spindle balustrade, loft access point. Panelled doors from landing and opening into:-



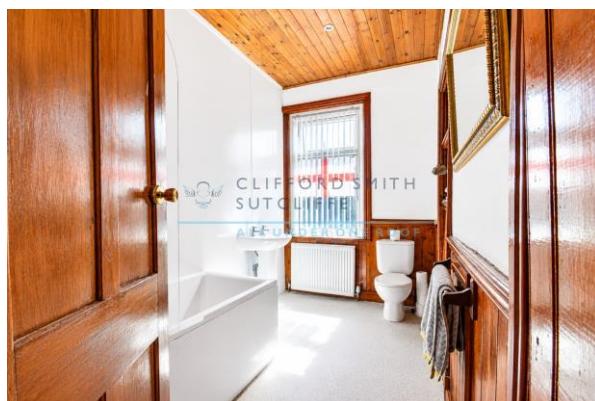
Bedroom One

10'09" x 14'10" Inbuilt wardrobe / storage cupboard, laminate wood floor, radiator. UPVC framed double glazed window to the front elevation.



Bedroom Two

13'04" x 7'01" UPVC framed double glazed window to the rear elevation, inbuilt storage cupboard, radiator.



Bathroom

10'07" x 7'02" Inbuilt storage cupboard into chimney breast recess, boarded ceiling with inset spot lighting, three piece white suite incorporating panelled bath with chrome mixer rain shower fittings and glazed screen over, pedestal wash basin and low-level WC, tongue and groove boarding to dado height, radiator. UPVC framed double glazed window to the rear elevation.

Outside

Bright enclosed rear yard.

Tenure : Leasehold

Energy Performance Certificate Rating : TBC

Council Tax Band : A

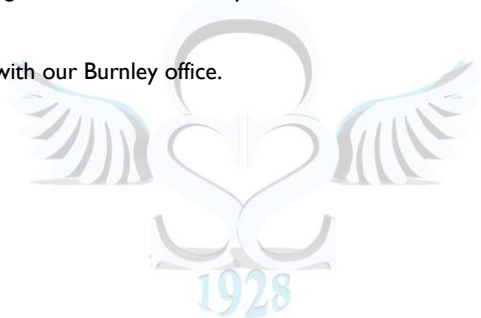
Approximate Square Footage : 807 SqFt / 75 SqM

Services :

Mains supplies of gas, water and electricity.

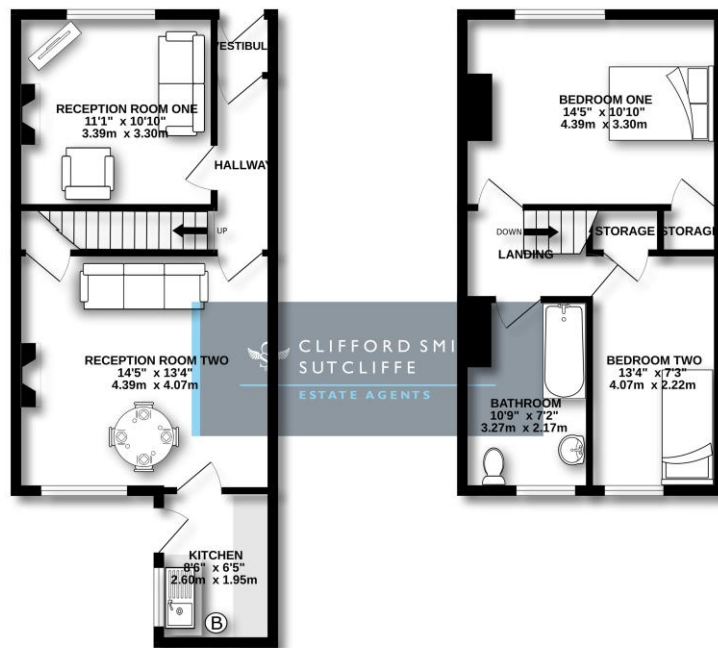
Viewing :

By appointment with our Burnley office.



GROUND FLOOR
432 sq. ft. (40.1 sq.m.) approx.

FIRST FLOOR
375 sq. ft. (34.8 sq.m.) approx.



TWO BEDROOM MID TERRACE HOUSE
TOTAL FLOOR AREA: 807 sq.ft. (75.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
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