



5 Bank Terrace

Simonstone, Burnley

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Mid Terraced
- 3 Bedrooms
- Extended Open Plan Living Space
- Leased Rear Garden - £38 Per Annum
- Parking area to the rear
- Gas Central Heating
- Leasehold - 880 Years Remaining, Ground Rent - £1.12 Per Annum
- Council Tax Band B



Ground Floor

The ground floor offers a wonderfully spacious and versatile layout, blending open-plan living with charming period features throughout. Entering through the front entrance door, a welcoming hallway houses the gas central heating boiler and features an attractive open balustrade staircase leading to the first floor. The front reception room boasts a beautiful bay window, feature fireplace, decorative coving and high ceilings, creating a bright and characterful living space. A second generously proportioned reception room features exposed wooden flooring, an impressive cast iron fireplace and ornate ceiling detailing, flowing seamlessly into the open-plan kitchen and dining area. The extended kitchen diner provides a fantastic space for family living and entertaining, complete with navy fitted units, wood-effect worktops, range-style cooker, exposed ceiling beam, Velux windows and French doors overlooking the rear garden. A downstairs WC and rear entrance porch complete the ground floor

First Floor

The first floor continues to impress with a wonderfully spacious landing, filled with natural light from a large window and featuring an attractive open balustrade staircase, creating a bright and welcoming feel. The accommodation comprises three well-proportioned bedrooms, offering excellent versatility for family living. The generous main bedroom provides ample space for a double bed and freestanding furniture, complemented by tasteful décor and a pleasant outlook. The second bedroom is equally inviting, with plenty of room for bedroom furnishings, whilst the third offers flexibility as a child's bedroom, guest room or home office. Completing the first floor is the main family bathroom, beautifully presented with contemporary tiling, a charming freestanding clawfoot bath with shower attachment, low-level WC and modern vanity wash basin with storage beneath.





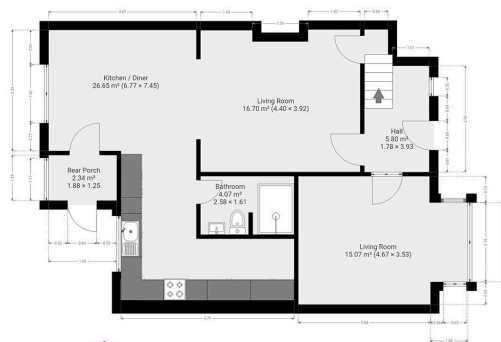


GARDEN

Occupying an attractive, elevated position, this charming stone-built terraced home enjoys a lovely frontage with traditional stone detailing, a feature bay window and a welcoming entrance door. Stone steps lead up through a neatly presented, low-maintenance front garden, featuring raised stone borders, decorative slate chippings and established planting. To the rear, there is access to a separate, generously sized garden area, providing a fantastic outdoor space for families and entertaining. The garden features artificial lawn, paved seating areas, mature hedging, established shrubs and a useful timber storage shed, offering a pleasant degree of privacy. Please note: The rear garden is rented separately from the Huntroyde Estate at a current annual rent of £38. Prospective purchasers must make their own enquiries directly with the Huntroyde Estate and their legal representative regarding the terms, availability and continuation of this arrangement following a sale.

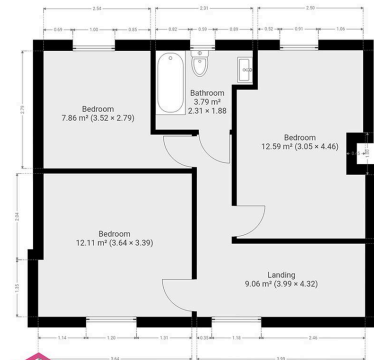
OFF STREET

1 Parking Space



Total Property Area: approx - 116 Sq Meters (1,249 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any lost floor areas), 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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