



21 Arkwright Street

Burnley

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 3 Bedrooms + 2 Bathrooms
- Mid Terraced
- Popular Ightenhill Location
- Composite Door Fitted 2025
- Gas Central Heating
- Recently Refurbished
- Tenure - Leasehold + Council Tax Band B

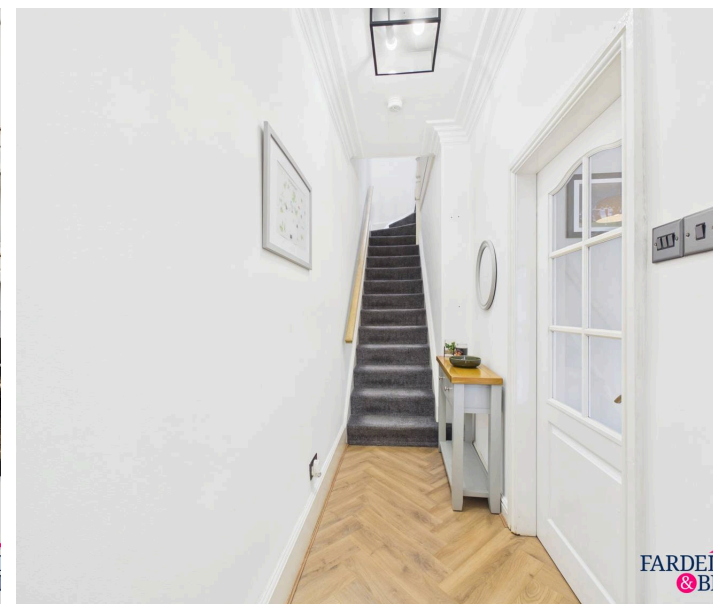
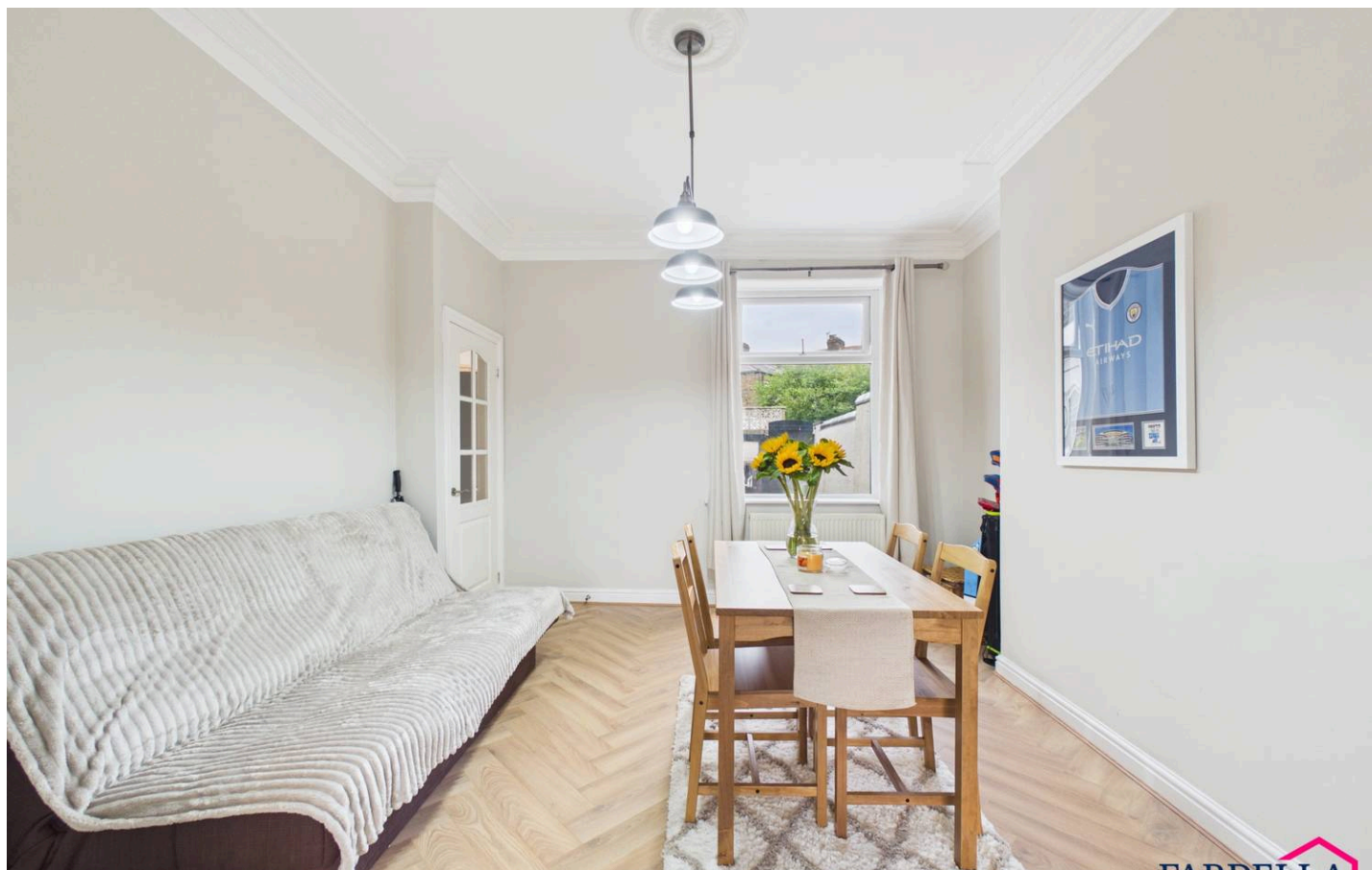


Property Description

The internal accommodation is well presented throughout, offering a practical layout with bright, modern living spaces. The ground floor opens with an entrance hallway leading into a spacious front living room, complete with an attractive bay window that draws in plenty of natural light. The living room flows through to the rear dining room, creating a sociable open-plan feel ideal for everyday living and entertaining. To the rear, the large kitchen is fitted with sleek contemporary units, contrasting worktops, tiled flooring and ample space for appliances. The first floor offers two generous bedrooms, along with a versatile office/third bedroom, providing useful flexibility for families, guests or home working. There are also two bathrooms, including a stylish main bathroom and an additional shower room, giving the property excellent practicality for modern living.

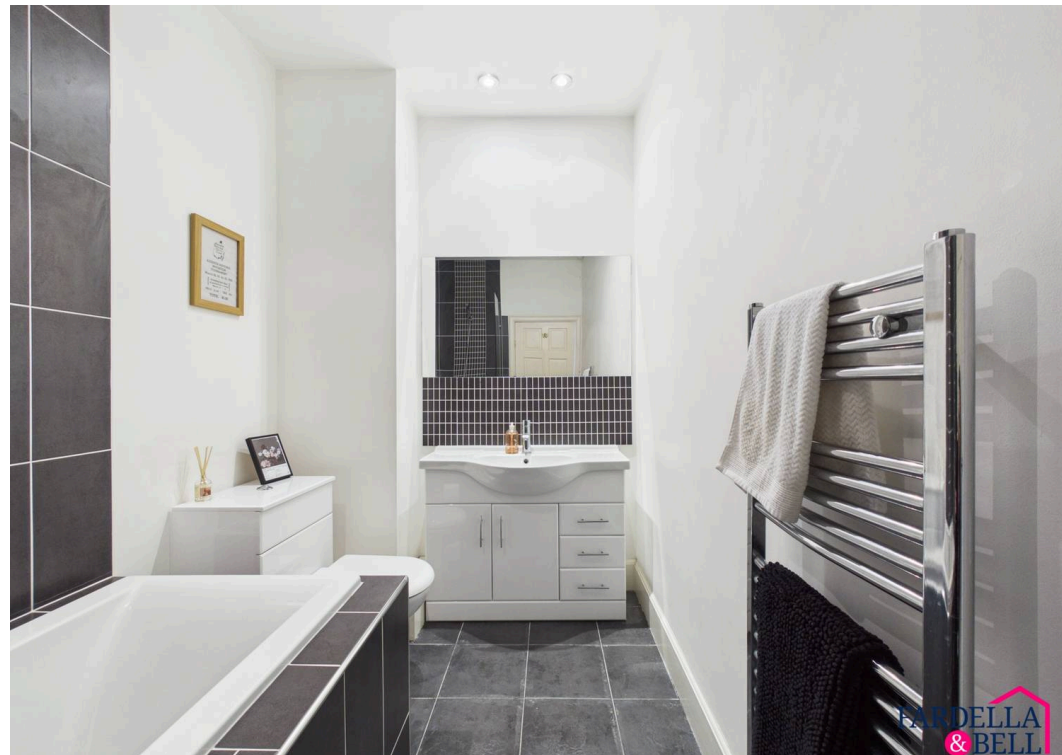
Attic Space

The property also benefits from a useful loft space, accessed via a pull-down ladder from the landing. This area has been boarded, plastered and carpeted, with the added benefit of electricity and heating, providing excellent additional space that buyers may choose to use to suit their own needs, subject to any necessary checks or consents.





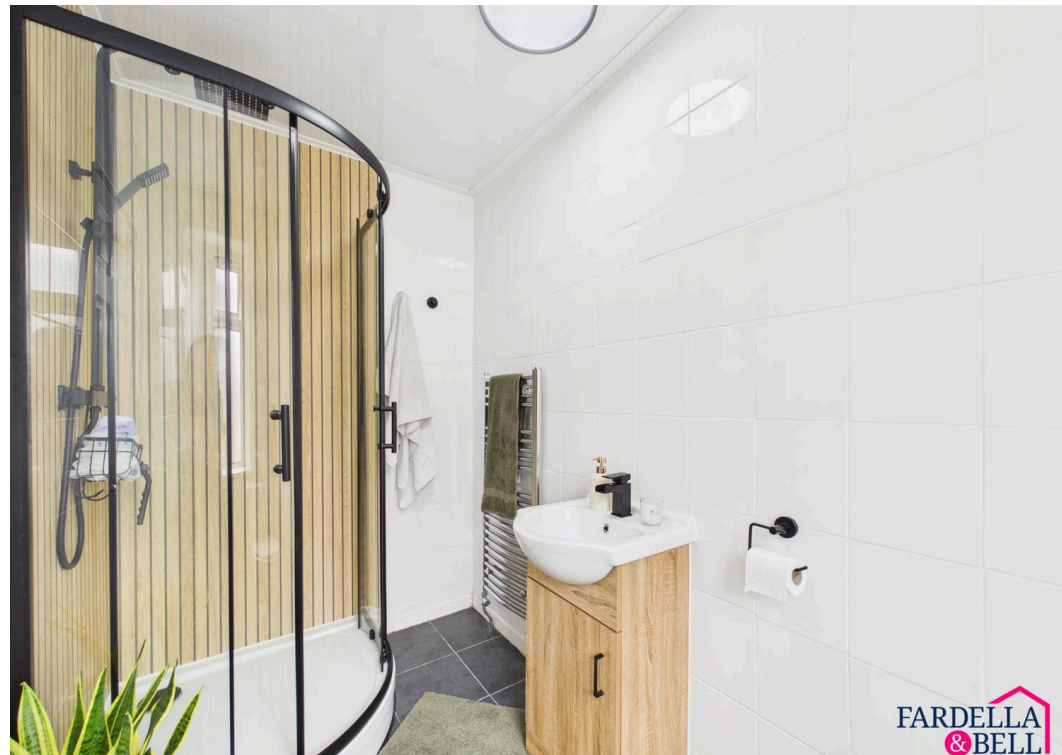
FARDELLA & BELL



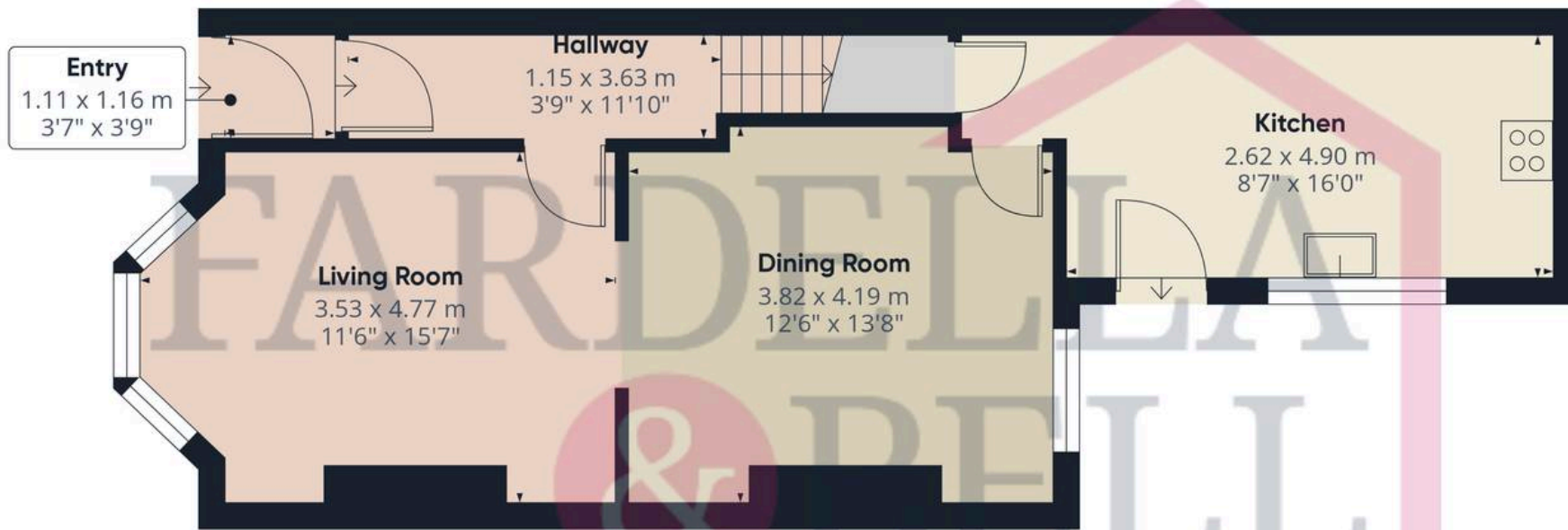
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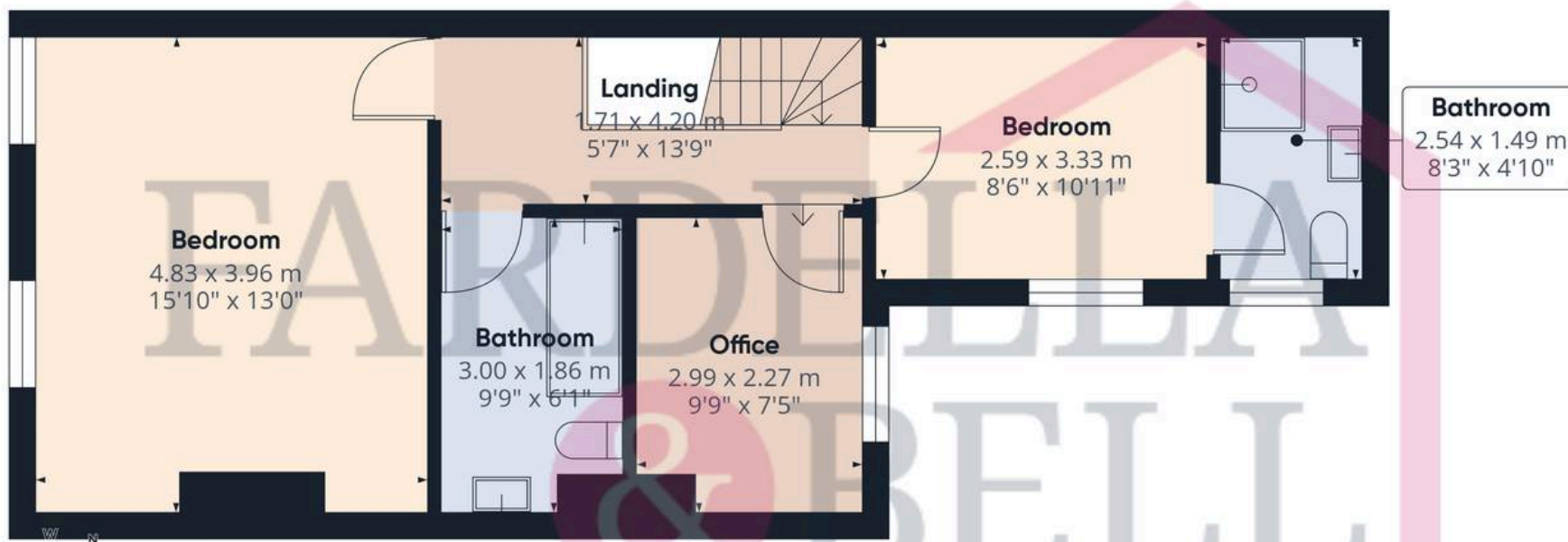


Floor 0

Approximate total area⁽¹⁾

100.3 m²

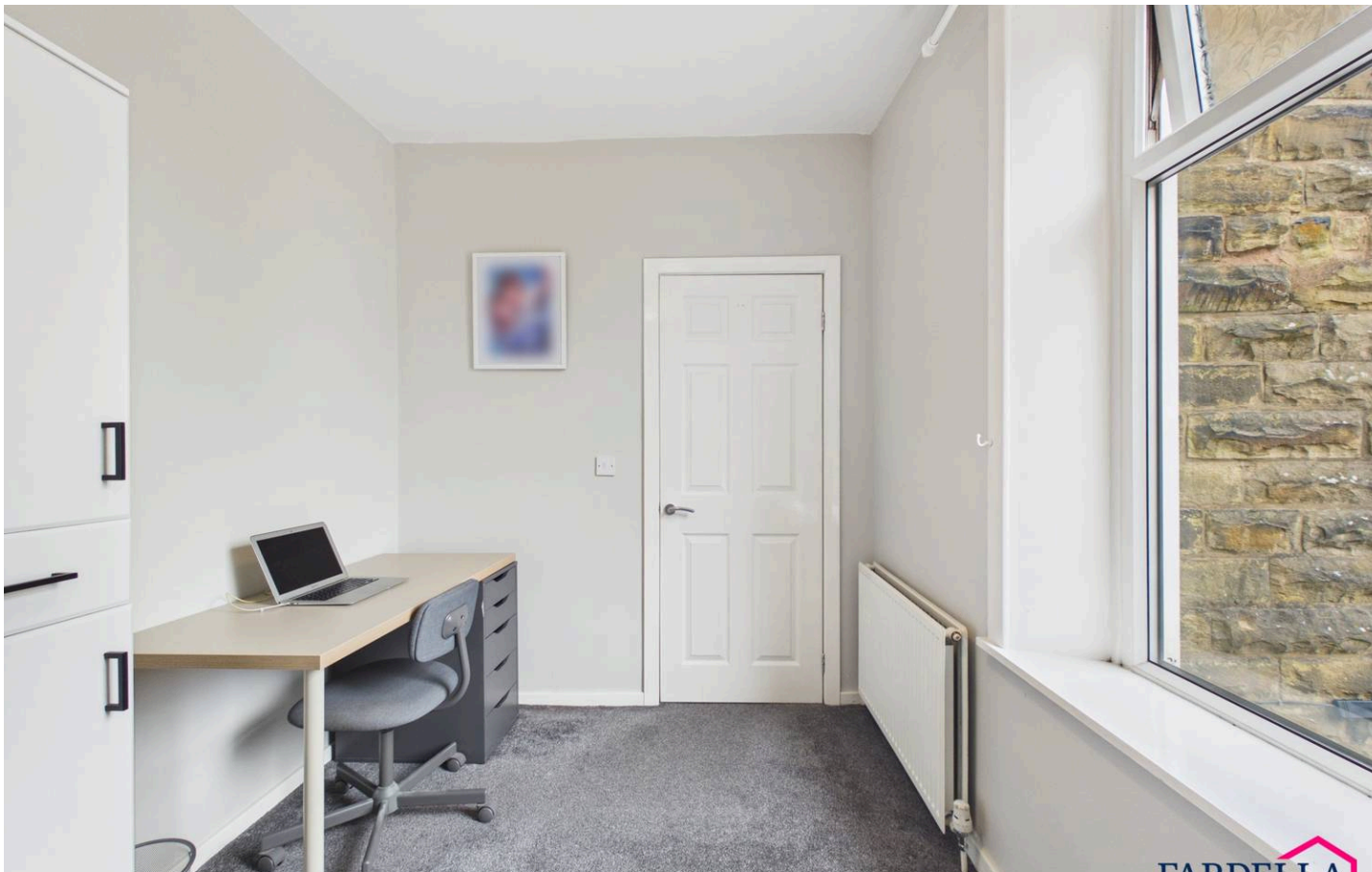
1082 ft²



Floor 1

(1) Excluding balconies and terraces

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



YARD

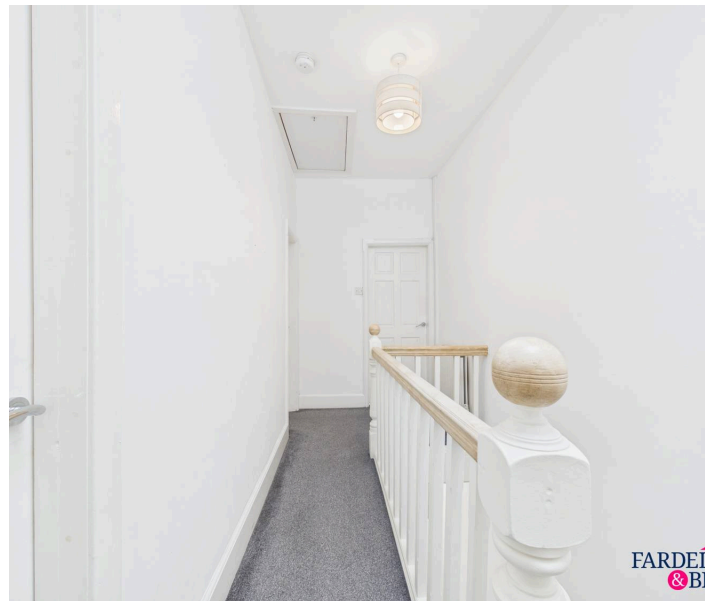
Externally, the property offers a smart and low-maintenance frontage, with a paved courtyard area providing an attractive approach to the home. The stone-built exterior, bay-fronted window and covered entrance create strong kerb appeal, while the enclosed front space offers room for planters, seating or a welcoming decorative finish. To the rear, there is a private enclosed yard, accessed directly from the property. The space is low maintenance and provides a practical outdoor area for bins, storage or seating. With gated access to the rear, it adds useful everyday convenience while remaining secure and easy to manage.

OFF STREET

1 Parking Space

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	





BRITISH
PROPERTY
AWARDS

2025
★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BURNLEY



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2025
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IN NORTH WEST
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Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

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

