



## 12 Barry Street

Burnley, Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Two Reception Rooms
- Three Bedrooms
- Well Presented
- Ideal First Time Buy
- Potential Investment
- Large Fitted Wardrobes
- Council Tax Band A - Leasehold Tenure

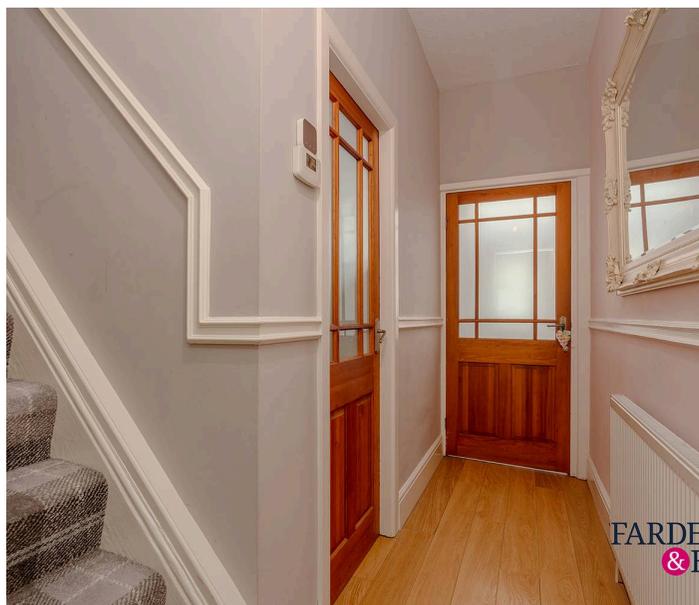


## Ground Floor

Step inside this beautifully presented three-bedroom terraced home, where the ground floor offers a perfect blend of style and practicality. The welcoming entrance hallway sets the tone, providing a bright and well-maintained space with access to the principal reception rooms and stairs rising to the first floor. To the front of the property, the dining room is tastefully decorated and filled with natural light, creating an ideal setting for both everyday meals and entertaining guests. The living room, positioned to the rear, offers a comfortable and inviting space to relax, with a pleasant outlook and a seamless connection through to the kitchen. The modern kitchen is fitted with a range of contemporary units and work surfaces, offering both functionality and style, along with direct access to the garden—perfect for indoor-outdoor living.

## First Floor

The first floor continues the home's excellent presentation, offering well-proportioned and versatile accommodation. The principal bedroom is a spacious double, featuring floor-to-ceiling fitted wardrobes that provide an abundance of storage while maintaining a sleek and tidy finish. The second bedroom is currently utilised as a stylish dressing room and also benefits from floor-to-ceiling fitted wardrobes, making it an ideal space for storage while still offering flexibility to be used as a guest room, home office or nursery. A third bedroom provides a cosy single room, ideal as a child's bedroom or additional workspace. The family bathroom is fitted with a modern suite comprising a bath with shower over, WC and wash basin.

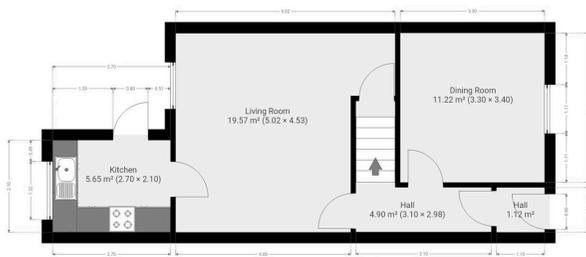






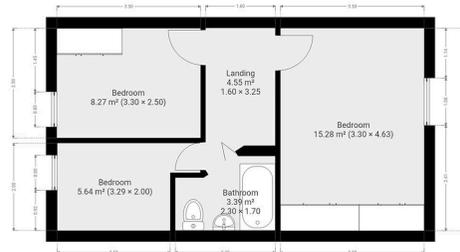
## YARD

Externally, the property benefits from a low-maintenance rear yard



Total Property Area: approx - 79.5 Sq Meters (855.73 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor areas), openings and orientations are approximate. We do not give any guarantee, they cannot be used for any purpose and they do not form part of any agreement. No liability is taken for any error.



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# Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

01282 968 668 • [info@fbestateagents.co.uk](mailto:info@fbestateagents.co.uk) • [fbestateagents.co.uk/](http://fbestateagents.co.uk/)

