



Falcon & Foxglove

13 Netherby Street, Burnley BB11 4NR



A well presented two bedroom mid-terrace property in this popular area of Burnley. Comprising also of a spacious lounge, breakfast kitchen, study, utility room and first floor bathroom. The property benefits also from double glazing, gas central heating, garden forecourt and rear yard.

Located near to local shopping facilities, infant/junior schools, and bus routes to the town centre. The property is only a few minutes drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

- Two Bedrooms
- Spacious Lounge
- Breakfast Kitchen
- Study
- Utility Room
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Garden Forecourt
- Rear Yard

Offers Over £72,500



**Falcon & Foxglove Estate Agents Limited,
9 Manchester Road, Burnley BB11 1HQ**

Tel: 01282 416060

Email: info@falconandfoxglove.co.uk

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Entrance Vestibule

Entrance Hallway

Carpeted flooring

Central heating radiator

Coving to ceiling

Lounge

3.32m x 3.30m (10ft 10" x 10ft 10")

Double glazed window to the front of the property

Carpeted flooring

Feature electric fire

Central heating radiator

TV & telephone points



Study

2.44m x 1.34m (7ft 11" x 4ft 4")

Carpeted flooring

Under stairs storage cupboard



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Kitchen
4.46m x 3.92m (14ft 7" x 12ft 10")

Double glazed window to the rear of the property

Fitted wall and base units

Laminate work surfaces

Full bowl stainless steel sink unit

Breakfast bar

Integrated electric oven, hob and stainless steel cooker hood

Plumbing for automatic washing machine

Central heating radiator and boiler



Utility Room
2.38m x 1.87m (7ft 9" x 6ft 1")

Double glazed window to the side of the property

Fitted wall and base units

Laminate work surfaces

Tumble dryer

Tiled flooring



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Landing
1.80m x 1.61m (5ft 10" x 5ft 3")

Carpeted flooring

Loft access

Bedroom One
4.48m x 3.37m (14ft 8" x 11ft 0")

Double glazed window to the front of the property

Carpeted flooring

Fitted wardrobes

Central heating radiator

TV point



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Bedroom Two
4.48m x 3.07m (14ft 8" x 10ft 0")

Double glazed window to the rear of the property

Carpeted flooring

Fitted wardrobes

Central heating radiator

TV point



Bathroom
2.58m x 2.04m (8ft 5" x 6ft 8")

Skylight

Panelled bath with thermostatic shower over

Pedestal hand wash basin and low level w.c.

Vinyl flooring

Airing cupboard

Towel radiator



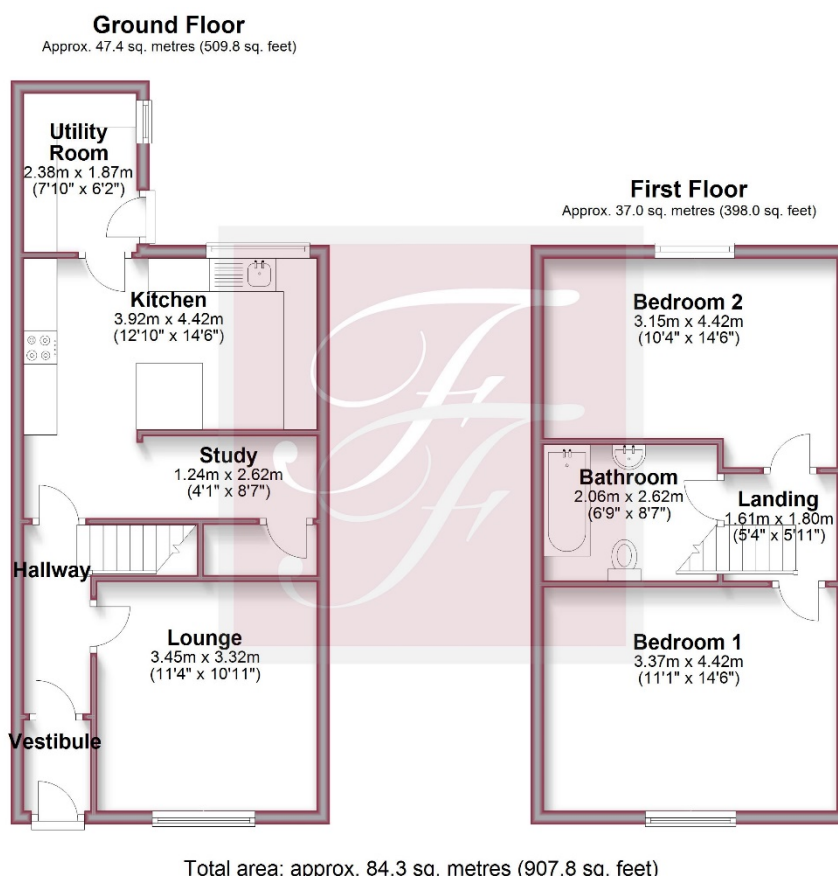
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Please note: Plans are to show room locations only and are not to scale

NOTES:

VIEWING: Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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