



FARDELLA  
& BELL



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15 Romford Street, Burnley  
£155,000





## 15 Romford Street

Burnley, Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Council tax band A
- Leasehold
- Mid terraced
- On street parking
- 2 reception rooms
- Sought after location
- Attic space
- Rear yard





### Hallway

This bright and welcoming hallway benefits from natural light through a frosted glass door and offers access to multiple rooms via a central carpeted staircase and features LVT flooring and a fitted radiator.

### Lounge

This spacious lounge features light laminate flooring, a central electric fireplace and mantle, and large uPVC double glazed bay windows that fill the room with natural light.

### Reception room 2

This elegant second reception room features LVT flooring, a central electric fireplace, and dual access via wooden doors, all enhanced by generous ceiling height, a ceiling light point and natural light.

### Kitchen

This contemporary kitchen features sleek white cabinetry, cashmere units, wooden countertops, an integrated gas hob and oven, a washing machine point, dryer, dishwasher, an integrated fridge freezer, ceiling spotlights and a mixer tap, all set against a warm LVT floor.

### Bathroom

This sleek and contemporary bathroom features a walk-in shower with glass enclosure, integrated lighting, a push button toilet, an integrated heated towel railing, and a stylish vanity set against light grey tiled walls.

### Master bedroom

This spacious master bedroom features dual aspect uPVC double glazed windows for natural light, built-in wardrobes, a ceiling light point and a soft grey fitted carpet that enhances the calm and airy atmosphere.

### Bedroom 2

This light and airy second bedroom features soft grey carpeting, neutral walls, integrated wardrobes and a large uPVC double glazed window that brings in plenty of natural light.

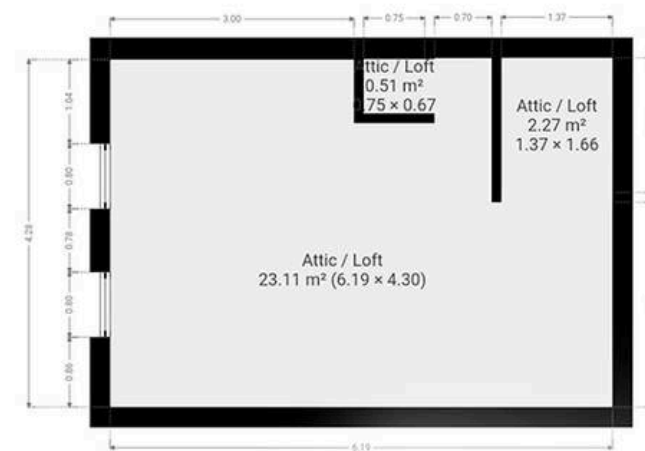
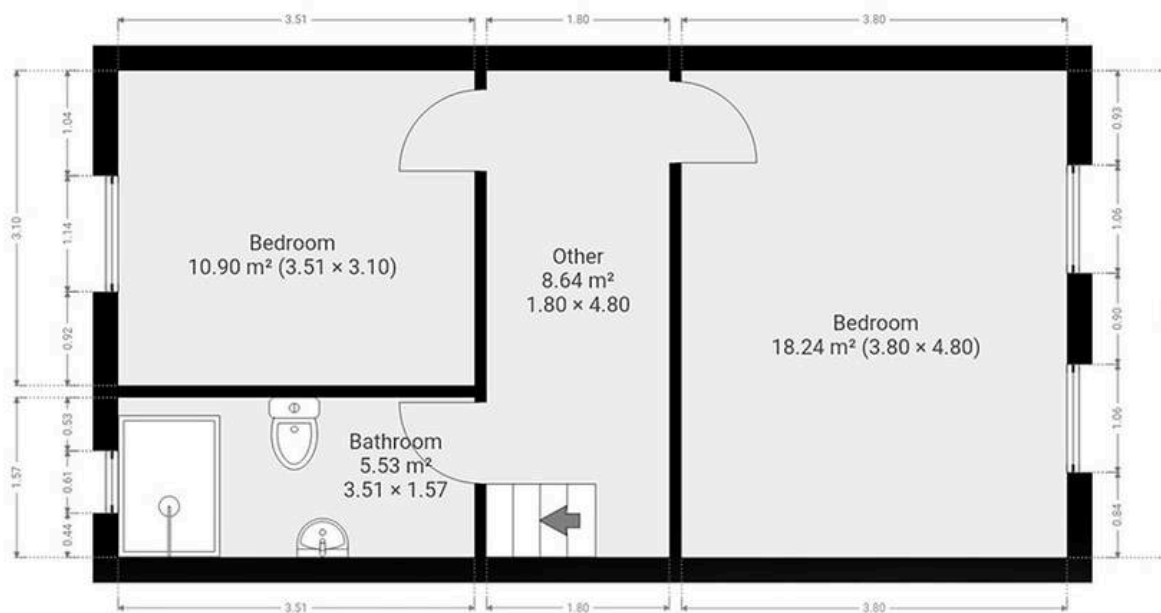
### Attic

This characterful attic room features laminate flooring,









Total Property Area: approx - 120 Sq Meters (1,291.67 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details area 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.





## YARD

This low-maintenance rear yard features a paved surface and external access to the property enclosed by fencing for privacy.

## OFF STREET







## Fardella & Bell Estate Agents

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