



## 36 Ormerod Street

Worsthorne, Burnley

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Stunning Full Second Floor Principal Bedroom Suite
- High Quality Finish Throughout
- Stylish Accommodation Set Across Three Floors
- Driveway Providing Off Road Parking To The Side
- Modern Family Bathroom And Additional Ground Floor WC
- Council Tax Band D - Leasehold Tenure
- Popular Location



### Ground Floor

Entrance Hall A welcoming entrance hall with staircase leading to the upper floors. Living Room A bright and comfortable reception room with French doors opening onto the rear patio, creating an excellent connection between indoor and outdoor living. Kitchen A modern fitted kitchen featuring contemporary units, integrated cooking appliances, generous worktop space and room for additional appliances. WC Useful ground floor WC fitted with a wash hand basin and WC.

### First Floor

Landing Providing access to the first floor accommodation. Bedroom Two A spacious double bedroom with plenty of natural light. Bedroom Three A well proportioned bedroom which could also be utilised as a nursery, dressing room or home office. Family Bathroom A stylish modern bathroom fitted with a bath and shower over, wash hand basin and WC.

### Second Floor

Principal Bedroom Suite Occupying the entire second floor, this exceptional principal suite is a real feature of the home. The generous bedroom space is enhanced by skylights and a bright, airy feel, creating a luxurious retreat away from the main living accommodation. Dressing Area Useful additional space suitable for wardrobes and storage. En Suite Shower Room Modern shower room fitted with a shower enclosure, wash hand basin and WC.

### External

A small but beautifully designed rear patio offers a private and low maintenance outdoor space, ideal for relaxing or entertaining. A driveway to the side provides convenient off road parking.

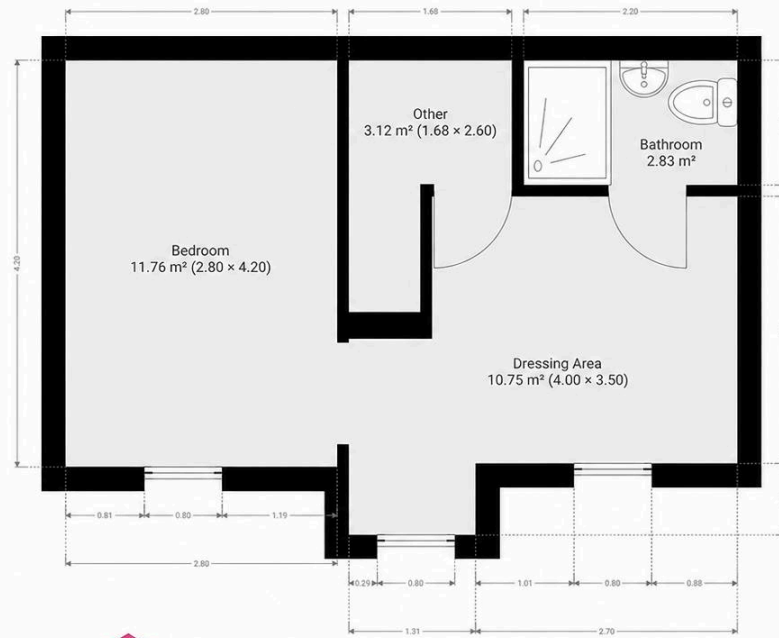




GARDEN

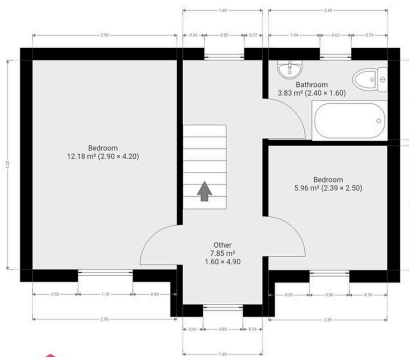
DRIVEWAY

2 Parking Spaces



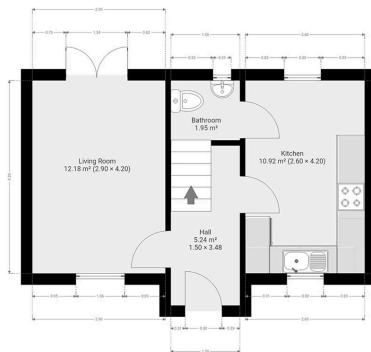
Total Property Area: approx - 88.54 Sq Meters (953.04 Sq Feet)

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.



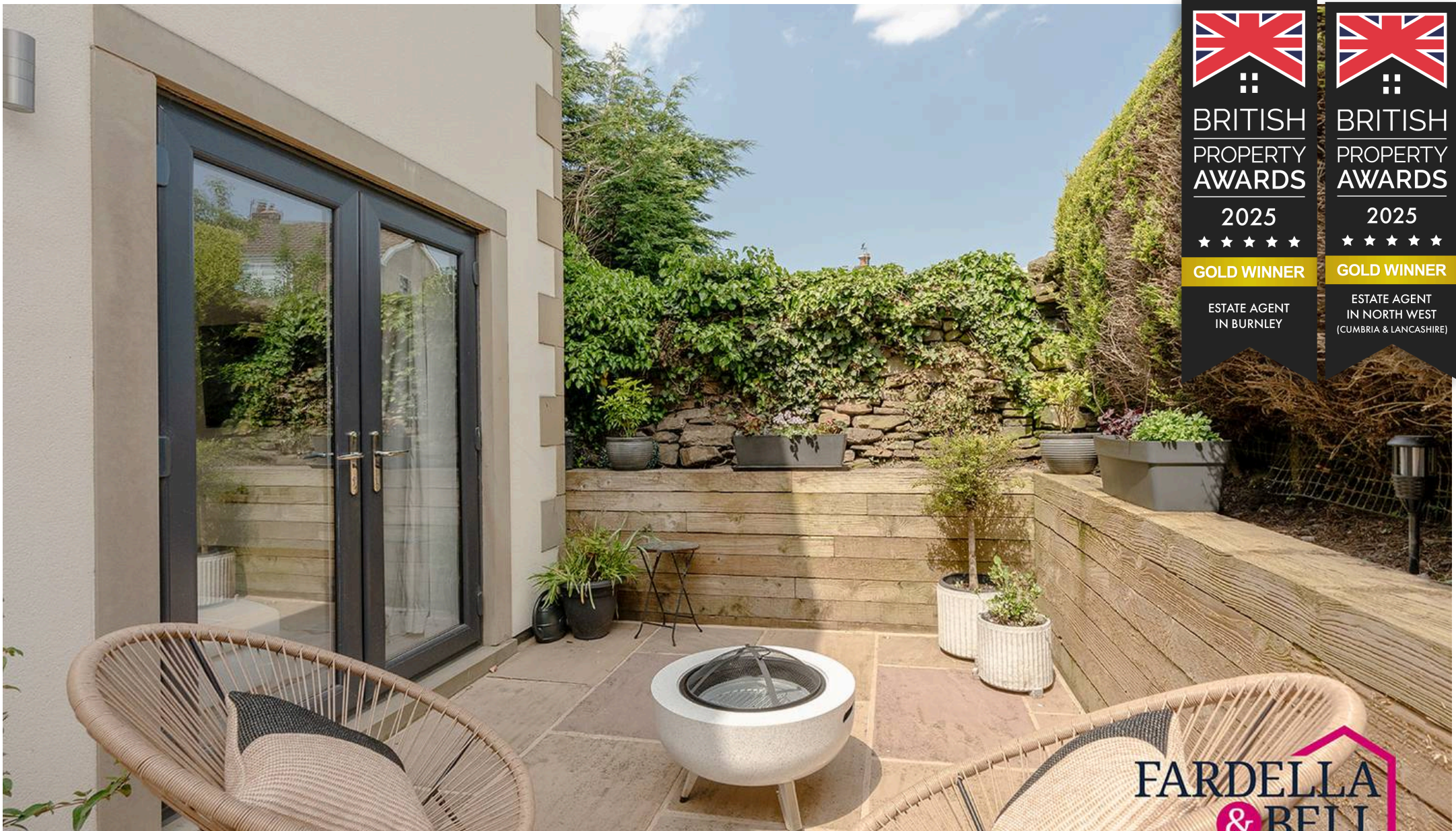
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IN BURNLEY



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2025

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