



44 Athletic Street

Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Stunning 2 Bedroom Mid Terraced
- Gas Central Heating
- uPVC Double Glazing
- Wet Room Style Bathroom
- Modern Kitchen
- Well Designed Rear Yard
- Tenure - Leasehold
- Council Tax - Band A

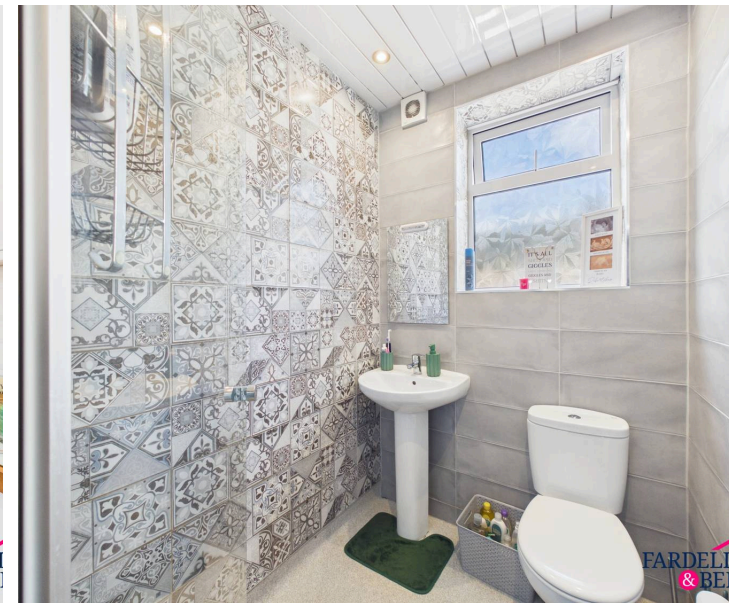


Ground Floor

The property opens into a practical entrance vestibule, providing a useful space for coats and shoes before leading through into the main living accommodation. The living room is a generously proportioned reception space, offering plenty of room for both lounge furniture and additional freestanding pieces. A feature fireplace creates a natural focal point, while the front-facing window allows in plenty of natural light. Decorative wall coverings, wood-effect flooring and coving add character to the room. To the rear sits the kitchen, fitted with a range of white wall and base units complemented by wood-effect work surfaces and tiled splashbacks. There is space for a freestanding fridge freezer, washing machine and other appliances, alongside an integrated oven, hob and extractor. A rear-facing window overlooks the garden, with an external door providing direct access outside. The kitchen also benefits from useful under-stairs storage, ideal for household items, coats or additional pan

First Floor

The first floor is arranged around a central landing, providing access to two well-proportioned bedrooms and the family bathroom. The main bedroom is a particularly generous double, offering excellent space for a large bed, wardrobes, drawers and additional furniture. A front-facing window brings in plenty of natural light, while the room's proportions also allow space for a dressing area or home working set-up if required. The second bedroom is a good-sized single room, currently arranged as a nursery, with space for a bed, wardrobe and further freestanding furniture. A rear-facing window provides natural light. The bathroom is finished with a modern three-piece suite comprising a walk-in shower enclosure, pedestal wash basin and WC. Patterned wall tiling creates a distinctive feature, complemented by neutral tiling elsewhere. A frosted rear window provides natural light and privacy, while a heated towel rail completes the room.





Floor 0



Floor 1



Approximate total area⁽¹⁾

60.4 m²

650 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360



GARDEN

To the rear is a well-presented and low-maintenance enclosed yard, thoughtfully arranged to create a practical yet inviting outdoor space. The area is predominantly paved, with sections of artificial grass and timber screening adding both privacy and character. Directly outside the kitchen is a covered seating area, providing a sheltered spot for relaxing or entertaining throughout much of the year. The current owners have created a distinctive bar-style set-up, giving the space a sociable feel. Further into the yard is additional space for outdoor seating, planters and decorative features, alongside a useful timber storage shed. Timber fencing and gated access enclose the space, making it both private and easy to maintain.

ON STREET

1 Parking Space





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