

## 9 Allendale Street

Burnley, Burnley

Council Tax band: A

Tenure: Leasehold

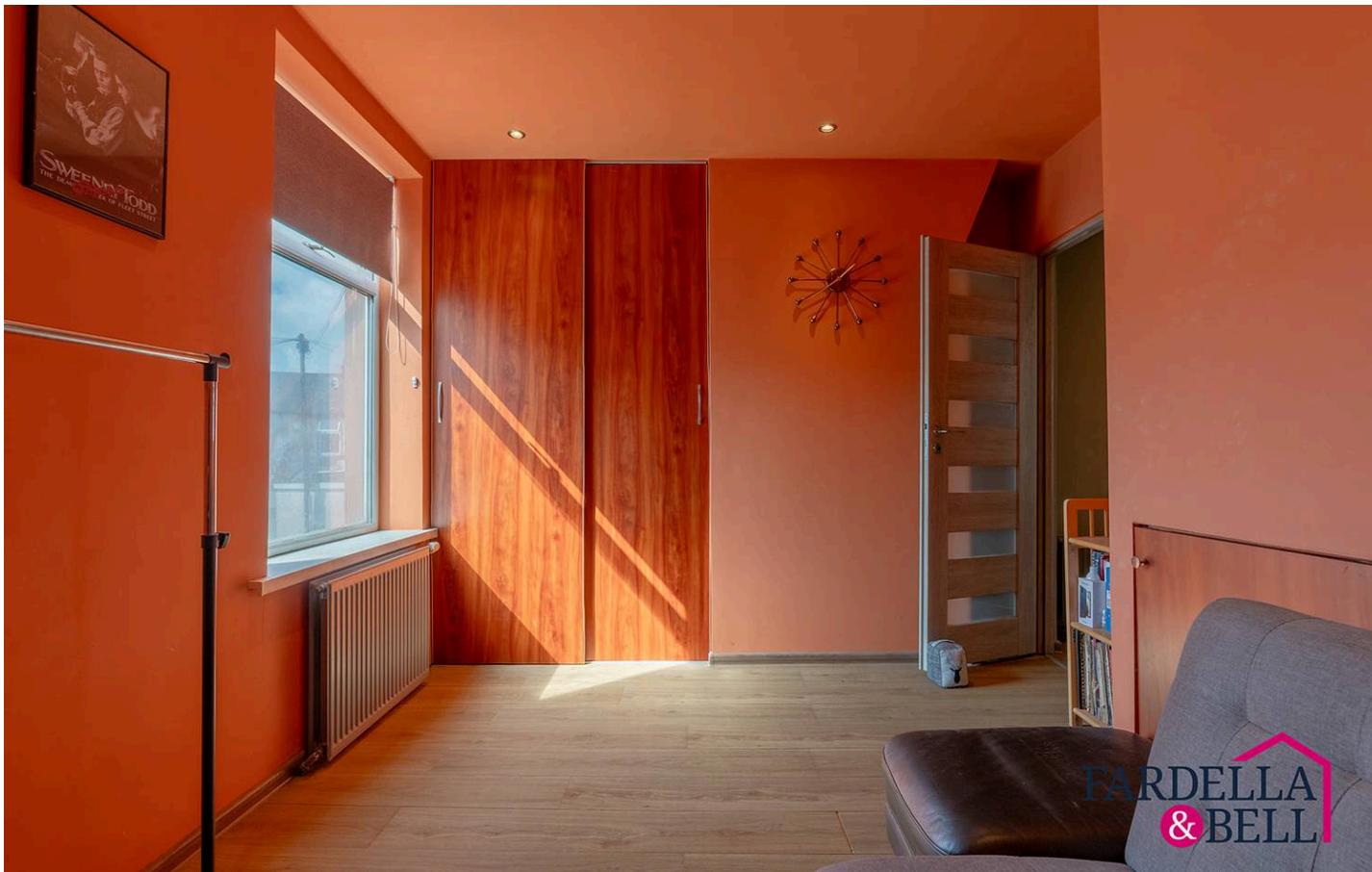
- 2 Bedrooms
- Mid Terraced
- Gas Central Heating
- Chain Free Sale
- Rear Yard
- Modern and well presented
- Perfect for a first time buyer
- Leasehold Tenure & Council Tax Band A



### Property Description

The property opens into an entrance hallway leading to a front reception room, suitable for a living or dining space. To the rear, another comfortable lounge with wood-effect flooring and a feature media/fireplace wall. From here, the layout flows through towards the rear kitchen, giving the ground floor a practical open feel while still retaining defined living areas. The kitchen is fitted with wall and base units, contrasting worktops and tiled splashbacks. There is space for a freestanding oven, a washing machine point, sink with drainer, and a door leading directly out to the rear yard. To the first floor are two double bedrooms, both benefitting from built-in storage. The bathroom is fitted with a three-piece suite including shower enclosure, WC with hidden cistern, sink with vanity unit, heated towel rail and additional storage.



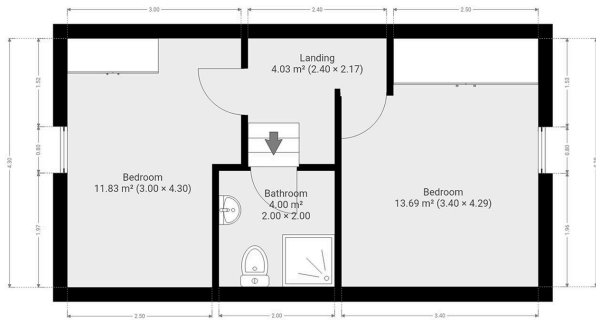


## YARD

To the rear, the property benefits from an enclosed yard space with wall boundaries, offering a low-maintenance outdoor area. There is also rear gate access, providing useful external access for bins and day-to-day convenience.

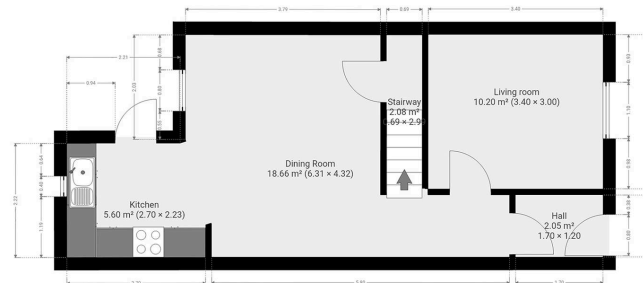
## ON STREET

1 Parking Space



Total Property Area: approx - 72.10 Sq Meters (776.08 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 circulation are approximate. We do not warrant, guarantee, or accept any liability for any errors or omissions in this document. All spaces are shown for one way.



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AWARDS

2025  
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ESTATE AGENT  
IN BURNLEY



BRITISH  
PROPERTY  
AWARDS

2025  
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IN NORTH WEST  
(CUMBRIA & LANCASHIRE)



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