



## 19 Poets Road

Burnley, Burnley

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Two Bay Fronted Reception Rooms
- Well Presented
- No Chain
- Council Tax Band B - Leasehold Tenure
- End-Terraced
- Popular Location
- Log Burner
- Gas Central Heating
- Parking for several vehicles



## Ground Floor

The ground floor of this well-proportioned end of terrace home offers a practical and inviting layout, ideal for both everyday living and entertaining. You are welcomed via a central entrance, providing access to the main reception rooms and staircase to the first floor. To the left, the dining room is a bright and comfortable space, enhanced by a bay window which allows for plenty of natural light perfect for family meals or more formal occasions. To the right, the generous living room spans the width of the property, offering a versatile space for relaxation with ample room for seating and additional furnishings. Large windows and front-facing aspects create a light and airy feel throughout. The kitchen is conveniently positioned to the side of the property and is fitted with a range of wall and base units, work surfaces, and space for appliances. A door provides direct access to the garden, making it particularly suitable for indoor-outdoor living during the warmer months.

## First Floor

The first floor offers well-balanced accommodation, accessed via a central landing which provides entry to all rooms. The principal bedroom is a generous double room positioned to the rear of the property, benefiting from ample floor space for wardrobes and additional furnishings. A second bedroom to the front aspect also enjoys good natural light via a bay window and is ideal as a guest room, nursery or home office. The family bathroom is well-proportioned and fitted with a suite comprising a shower enclosure with overhead shower, wash hand basin and WC, serving both bedrooms conveniently. There is also a converted loft storage space, building regulations are not present but adds further versatility to the home to use in what ever way works for you.



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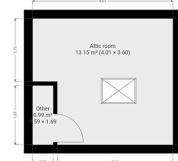
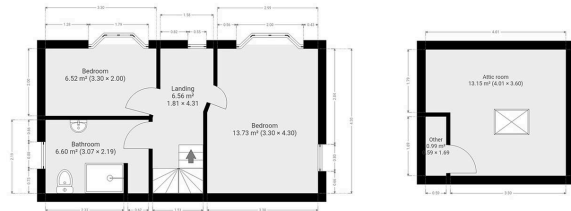
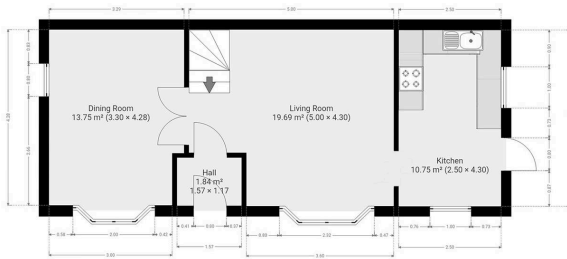


## GARDEN

Externally, this property truly sets itself apart. Rarely does a home of this style come to the market offering such generous outside space. Occupying a corner position, it boasts a wrap-around, low-maintenance garden that provides both practicality and versatility in equal measure. The outdoor space has been thoughtfully arranged with a combination of paving and gravel, creating multiple seating areas ideal for relaxing or entertaining. The layout flows effortlessly around the property, offering a real sense of space and privacy that is seldom found with a terraced home. In addition, the property benefits from off-road parking, presenting a highly sought-after feature and a genuine opportunity that is not often available in this style of property. The stone-built exterior adds further character, while the overall setting allows for easy access and potential for further personalisation if desired.

## ON STREET

5 Parking Spaces



Total Property Area: approx - 93.5 Sq Meters (1,006.43 Sq Feet)

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