


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Raglan Road, Burnley, BB11 4LD

**£140,000**

PERFECT FIRST HOME

Situated on Raglan Road in Burnley, this spacious mid-terrace property presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The house boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The three-piece bathroom suite is both functional and stylish, catering to the needs of modern living.

The property features two generously sized reception rooms, perfect for entertaining friends and family or simply enjoying quiet evenings at home. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a vibrant dining area.

A delightful garden to the rear offers a private outdoor retreat, ideal for relaxing in the fresh air or hosting summer barbecues. The garden space is a wonderful addition, enhancing the overall appeal of this charming home.

Conveniently located close to local amenities, residents will benefit from easy access to shops, schools, and public transport links, making daily life both practical and enjoyable. This property

# Raglan Road, Burnley, BB11 4LD

£140,000



- Spacious Mid Terrace Property
- Fitted Kitchen
- On Street Parking
- EPC Rating E
- Three Bedrooms
- Perfect First Home
- Tenure Leasehold
- Three Piece Bathroom Suite
- Garden to Rear
- Council Tax Band B

## Ground Floor

### Entrance Vestibule

4'8 x 3'1 (1.42m x 0.94m )

### Hall

9'2 x 3'2 (2.79m x 0.97m )

### Reception Room Two

14'7 x 13'2 (4.45m x 4.01m)

### Reception Room One

11'1 x 10'10 (3.38m x 3.30m)

### Kitchen

14'3 x 7'5 (4.34m x 2.26m )

### Outhouse

8'3 x 5'4 (2.51m x 1.63m )

## First Floor

### Landing

9'7 x 5'4 (2.92m x 1.63m )

### Bedroom One

14'6 x 11'1 (4.42m x 3.38m)

### Bedroom Two

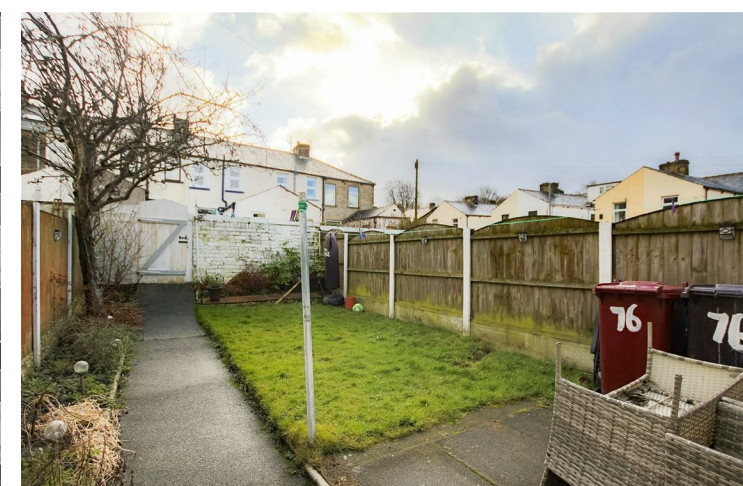
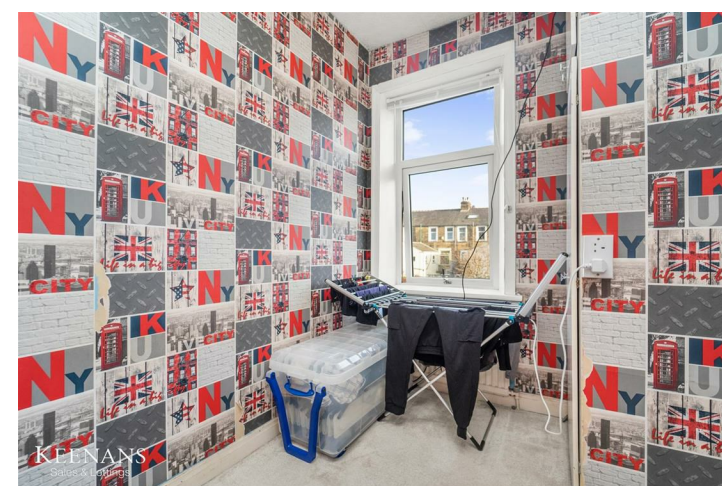
11'0 x 7'1 (3.35m x 2.16m)

### Bedroom Three

9'3 x 7'2 (2.82m x 2.18m)

### Bathroom

7'4 x 6'10 (2.24m x 2.08m)



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