



**Burnley Sales  
& Lettings Ltd.**

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**Peart Street  
, Burnley, BB10 1EP**

**Offers in the region of  
£110,000**



Situated on this quiet residential street in the ever-popular Queensgate area of Burnley, this deceptively spacious three-bedroom property is now ready to become the perfect family home, or a welcomed addition to any investor's portfolio.

You first enter into the convenient hallway - access to all ground floor accommodation. To the front, you find a cosy reception room, which could be used as a lounge or dining room.



## Floor Plans

Following the hallway, you are welcomed into a bright and ample-sized second reception room with convenient understairs storage. This generously sized room has original characteristics such as the fireplace, which can be utilised for the installation of a fire to make the room homely and cosy on evenings. This room can be used to host guests or even to retreat in privacy.

The property is well equipped modern galley kitchen extension that allows light to flood into the room. This kitchen has all the attributes to make this room the heart of the home. The kitchen will fit all appliances required with ease, and you will still have plenty of space to manoeuvre around, making cooking for the family that much easier.

Following the stairs to the first floor, you find three bright bedrooms - the front of which offers unrestricted views and a spacious room - and a modern three-piece bathroom with an additional electric shower over bath.

Externally, there is a private rear yard and a hedged front courtyard.

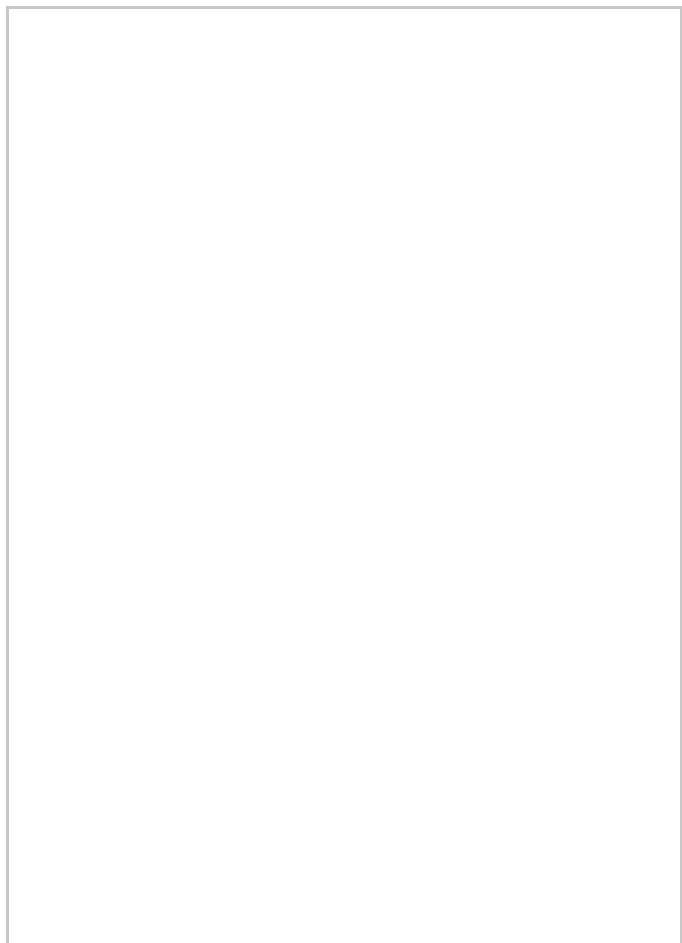
Additional benefits include uPVC Double Glazing and Gas Fired Central Heating throughout.

Picture living in this impressive family home and call us today on 01282 476732 or email [sales@burnleysl.co.uk](mailto:sales@burnleysl.co.uk)

EPC: Current:- D, 66 / Potential B, 78

Council Tax:- Band A, Burnley Borough Council

Leasehold- 999 Year Lease from 1906, £1.50 per annum



## Accommodation Details

### Reception Room One 14'4 x 10'3 (4.37m x 3.12m)

Wood effect laminate flooring with neutral decoration. Central ceiling light with shade and one wall lights. White uPVC Double Glazed window. Radiator.

### Reception Room Two 14'00 x 13'10 (4.27m x 4.22m)

Wood effect laminate flooring with neutral decoration. Central ceiling candelabra and two wall lights. White uPVC Double Glazed window. Radiator. Access to understairs storage cupboard.

### Kitchen

Tiled flooring, off-white shaker style kitchen with granite effect worktops

### Bedroom One 14'1 x 10'2 (4.29m x 3.10m)

Carpeted with neutral decoration. Central ceiling light with shade and two wall lights. White uPVC Double Glazed window. Radiator.

### Bedroom Two 10'10 x 6'11 (3.30m x 2.11m)

Carpeted with neutral decoration. Central ceiling light with shade. White uPVC Double Glazed window. Radiator. White cupboard housing Ariston Combi boiler & CO Alarm.

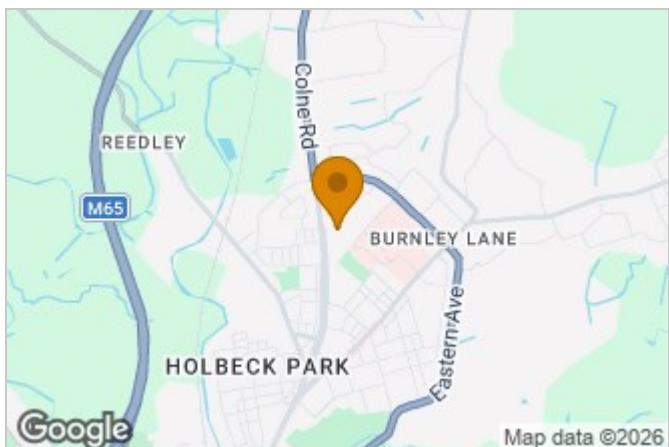
### Bedroom Three 10'11 x 6'8 (3.33m x 2.03m)

Carpeted with neutral decoration. Central ceiling light with shade. White uPVC Double Glazed window. Radiator.

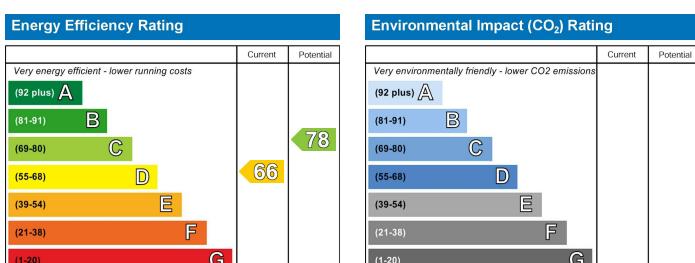
### Bathroom

Lino flooring with neutral decoration - part-tiled walls. Heated towel rail. Central ceiling spotlights & extractor fan. White three-piece suite with chrome fixtures and Triton electric shower. Integrated mirror.

## Area Map



## Energy Efficiency Graph



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