



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Manchester Road, Burnley, BB11 4HG

£200,000

GORGEOUS FOUR BEDROOM MID TERRACE FAMILY HOME

Welcome to Manchester Road in Burnley, this charming four-bedroom mid-terrace house offers a delightful blend of modern living and comfort. Upon entering, you are welcomed by two spacious reception rooms, perfect for both relaxation and entertaining. The lounge features a contemporary log burner, creating a warm and inviting atmosphere during the colder months.

The heart of the home is undoubtedly the modern kitchen, equipped with stylish fixtures and fittings that cater to all your culinary needs. This well-designed space ensures that cooking and dining are both enjoyable and efficient.

The property boasts four generously sized double bedrooms, providing ample space for family or guests. Each room is designed to maximise comfort and privacy, making it an ideal family home. The modern family bathroom is tastefully appointed, offering a serene space for unwinding after a long day.

Outside, the spacious rear yard presents an excellent opportunity for outdoor living, whether it be for gardening, entertaining, or simply enjoying the fresh air.

This property is not just a house; it is a home that combines modern amenities with a welcoming atmosphere, making it a perfect choice for families or those seeking a comfortable living space in Burnley. With its prime location and thoughtful design, this mid-terrace house is sure to impress.

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£200,000



- Four Double Bedrooms
- Tenure Leasehold
- EPC Rating E
- Viewing Recommended
- Fitted Kitchen And Three Piece Bathroom Suite
- Council Tax Band C
- On Street Parking
- Two Spacious Living Areas
- Spacious Rear Yard
- Ideal Family Home

Ground Floor

Entrance

Composite frosted door to vestibule.

Vestibule

5' x 3'10 (1.52m x 1.17m)

Coving, meter cupboard and door to hall.

Hall

11'2 x 3'10 (3.40m x 1.17m)

Central heating radiator, coving, door to two reception rooms, stairs to first floor and wood effect laminate flooring.

Reception Room One

12'8 x 12'8 (3.86m x 3.86m)

UPVC double glazed bay window, central heating radiator, coving, gas fire and picture rail.

Reception Room Two

15'9 x 13'9 (4.80m x 4.19m)

UPVC double glazed box window, central heating radiator, coving, log burner, picture rail, under stairs storage, door to kitchen and wood effect laminate flooring.

Kitchen

17'8 x 8'2 (5.38m x 2.49m)

Two UPVC double glazed windows, central heating radiator, coving, wall and base units, granite effect surface, stainless steel one and a half sink and drainer with mixer tap, double oven, five ring gas hob, extractor hood, tiled splash back, space for fridge freezer, wood clad to ceiling, spotlights, composite frosted door to rear and tiled floor.

First Floor

Landing

15'10 x 5'3 (4.83m x 1.60m)

Central heating radiator, loft access, smoke alarm, doors to four bedrooms and bathroom.

Bedroom One

17'11 x 8'5 (5.46m x 2.57m)

Two UPVC double glazed windows, central heating radiator, central heating radiator, coving and fitted wardrobe.

Bedroom Two

12'3 x 11'7 (3.73m x 3.53m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bedroom Three

12'4 x 7'5 (3.76m x 2.26m)

UPVC double glazed window and central heating radiator.

Bedroom Four

11'4 x 7'9 (3.45m x 2.36m)

UPVC double glazed window and central heating radiator.

Bathroom

11'5 x 7'8 (3.48m x 2.34m)

Coving, spotlights, extractor fan, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, part tiled elevation and wood effect lino flooring.

External

Rear

Enclosed garden with artificial grass.

Front

Paving, stone chippings and hedges.



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