



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | |
| (39-54) E | | | |
| (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.

Laburnum Close, Burnley, BB11 4DJ

Offers Over £160,000

SPACIOUS SEMI DETACHED FAMILY HOME

Welcome to this exceptional semi-detached home located on Laburnum Close in Burnley. This property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The house features a convenient downstairs bathroom, enhancing accessibility and practicality for everyday living.

As you step inside, you will find spacious interiors that are bursting with potential. While the home may require some modernisation, it offers a fantastic opportunity to create a living space tailored to your personal taste and style. The generous layout allows for a variety of design possibilities, ensuring that you can truly make this house your own.

Outside, the property is complemented by charming gardens to both the front and rear, providing a lovely outdoor space for relaxation or entertaining. Additionally, off-road parking and a garage are included, offering convenience and security for your vehicles.

This semi-detached home is not just a property; it is a canvas waiting for your creative touch. With its desirable location and ample space, it presents a wonderful opportunity for those looking to invest in a home with great potential. Don't miss the chance to view this property and envision the possibilities it holds.

Laburnum Close, Burnley, BB11 4DJ

Offers Over £160,000



- Exceptional Semi Detached Property
- Fitted Dining Kitchen
- Off Road Parking and Garage
- EPC Rating D
- Three Bedrooms
- Bursting with Potential
- Tenure Freehold
- Three Piece Bathroom Suite
- Gardens to Front and Rear
- Council Tax Band C

Ground Floor

Entrance Hall

10'4 x 6'6 (3.15m x 1.98m)

UPVC double glazed frosted front door, central heating radiator, smoke alarm, stairs to first floor, under stairs storage, doors to reception room and bathroom.

Bathroom

6'4 x 5'11 (1.93m x 1.80m)

UPVC frosted window, central heating radiator, dual flush WC, pedestal wash basin, panel bath with traditional taps and overhead electric feed shower, tiled elevations and tiled flooring.

Reception Room

17 x 11'1 (5.18m x 3.38m)

UPVC double glazed window, two central heating radiators, coving, smoke detector, living flame gas fire with decorative surround, coving and double doors to kitchen/dining area.

Kitchen/Dining Area

18'1 x 6'5 (5.51m x 1.96m)

UPVC double glazed window, central heating radiator, range of wall and base units with granite effect surface, tiled splashback, stainless steel one and a half sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, space for oven, tiled flooring and UPVC double glazed French doors to conservatory.

Conservatory

10'6 x 7'10 (3.20m x 2.39m)

UPVC double glazed windows, UPVC frosted windows, central heating radiator. wood effect laminate flooring and UPVC double glazed sliding door to rear.

First Floor

Landing

8'3 x 2'9 (2.51m x 0.84m)

UPVC double glazed window, loft access, smoke alarm and doors to three bedrooms.

Bedroom One

14'6 x 9'6 (4.42m x 2.90m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Two

13' x 9'4 (3.96m x 2.84m)

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

Bedroom Three

9'4 x 8'3 (2.84m x 2.51m)

UPVC double glazed window, central heating radiator and two storage cupboards.

External

Rear

Enclosed garden with laid to lawn, paving and bedding areas.

Front

Laid to lawn garden, mature shrubbery, bedding areas, tarmac driveway and access to garage.



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