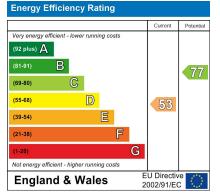




All floorplans are for guidance only. Not to scale, Please check all dimensions and shapes before making any decisions reliant upon them Plan produced using PlanUp.



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Piccadilly Road, Burnley, BB11 4QF Offers Over £160,000

SPACIOUS FAMILY HOME NOT TO BE MISSED

Welcome to this charming property located on Piccadilly Road in Burnley! This delightful house is perfect for a large family looking for a spacious and comfortable home. With multiple stories, including a handy cellar and attic space, there is plenty of room for everyone to enjoy.

The property boasts large and spacious rooms, providing ample space for all your needs. Situated in a convenient location, you'll have easy access to local amenities, making daily errands a breeze.

Whether you're looking to relax in the cosy attic space or entertain guests in the generous living areas, this property offers a wonderful opportunity to create lasting memories with your loved ones. Don't miss out on the chance to make this house your new home!

Contact our Burnley branch to arrange a viewing and start your journey today!

Piccadilly Road, Burnley, BB11 4QF Offers Over £160,000















- Mid Terraced Property
- Two Generous Reception Rooms
- On Street Parking
- EPC Rating: E

Ground Floor

Vestibule

4'10 x 3'10 (1.47m x 1.17m) UPVC entrance door, cornice coving and door to hall.

21' x 3'10 (6.40m x 1.17m)

Central heating radiator, corniche coving, corbels, stairs to first floor, stairs to lower ground floor and doors to two reception rooms and

Reception Room One

16'3 x 13'7 (4.95m x 4.14m)

UPVC double glazed bay window, central heating radiator, cornice coving, gas fire in marble effect surround and wood mantle and TV

Reception Room Two

13'11 x 11'8 (4.24m x 3.56m)

UPVC double glazed window and central heating radiator.

Kitchen

11'10 x 10'2 (3.61m x 3.10m)

UPVC double glazed window, central heating radiator, mix of wall and base units, laminate worktops, space for range cooker, extractor hood, tiled splash back, breakfast bar, wood effect vinyl flooring and door to

Utility Room

10' x 8' (3.05m x 2.44m)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, stainless steel sink with draining board, tiled splash back, plumbed for dishwasher, plumbed for washing machine, space for fridge freezer, wood effect vinyl flooring and UPVC door to rear.

Lower Ground Floor

Cellar

18'7 x 18'4 (5.66m x 5.59m) UPVC double glazed window.

First Floor

Landing

35' x 5'10 (10.67m x 1.78m) Smoke alarm, stairs to second floor, doors to three bedrooms,

Bedroom One

16'5 x 11'11 (5.00m x 3.63m) UPVC double glazed window and central heating radiator.

Bedroom Two

13'11 x 11'7 (4.24m x 3.53m)

UPVC double glazed window and central heating radiator

- Five Bedrooms
- Fitted Kitchen
- Leasehold

- Two Piece Bathroom With Separate WC
- Separate Utility Room
- Council Tax Band: A

Bedroom Five

13'8 x 7'7 (4.17m x 2.31m)

Bathroom

8'1 x 6'9 (2.46m x 2.06m)

UPVC double glazed window, central heating radiator, vanity top wash basin, panelled bath with electric feed shower over, extractor fan, part

WC

4'5 x 2'7 (1.35m x 0.79m)

UPVC double glazed window, dual flush WC, tiled elevation and vinyl

Second Floor

Landing

7'5 x 5'10 (2.26m x 1.78m)

Bedroom Three

17'5 x 16'4 (5.31m x 4.98m) UPVC double glazed window and exposed beams

Bedroom Four

14'5 x 10'5 (4.39m x 3.18m) Velux window and exposed beams

External

Front

Bedding area and steps to front door.

Rear

Enclosed concrete yard















