



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.

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		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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
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**5**

**1**

**2**

**E**

- Mid Terraced Property

■ Two Generous Reception Rooms

■ On Street Parking

■ EPC Rating: E
- Five Bedrooms

■ Fitted Kitchen

■ Leasehold
- Two Piece Bathroom With Separate WC

■ Separate Utility Room

■ Council Tax Band: A

Ground Floor

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

Hall
21' x 3'10 (6.40m x 1.17m)
Central heating radiator, cornice coving, corbels, stairs to first floor, stairs to lower ground floor and doors to two reception rooms and kitchen.

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 point.

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.

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, bathroom and WC.

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.

Bedroom Five
13'8 x 7'7 (4.17m x 2.31m)
UPVC double glazed window and central heating radiator.

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 tiled elevation and vinyl flooring.

WC
4'5 x 2'7 (1.35m x 0.79m)
UPVC double glazed window, dual flush WC, tiled elevation and vinyl flooring.

Second Floor

Landing
7'5 x 5'10 (2.26m x 1.78m)
Velux window and doors to two bedrooms.

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.

