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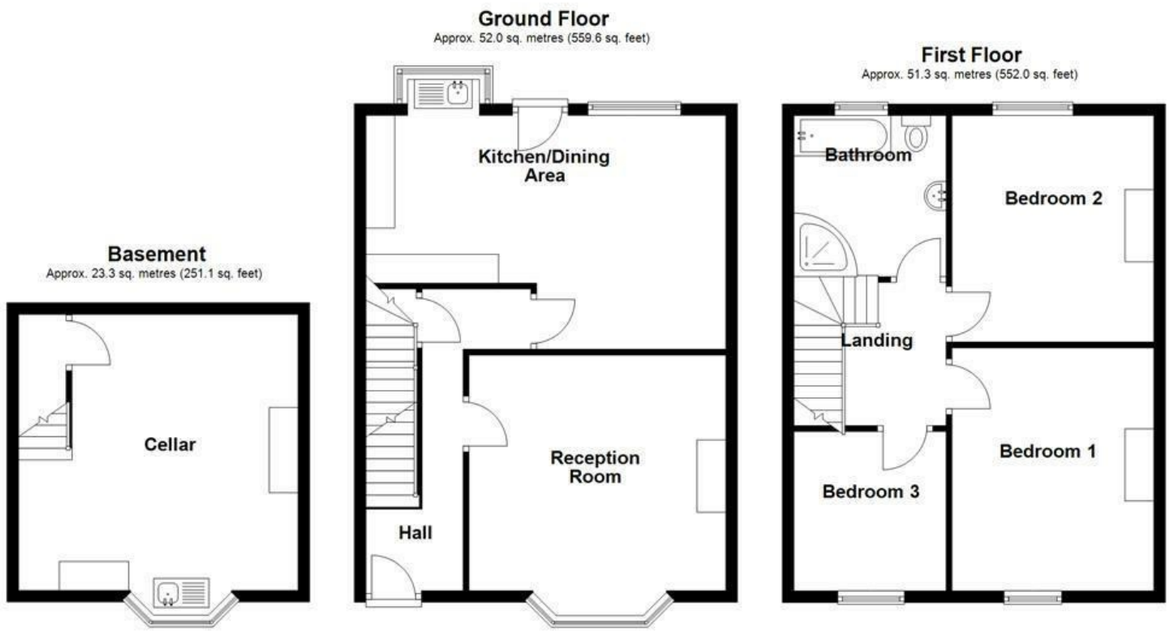


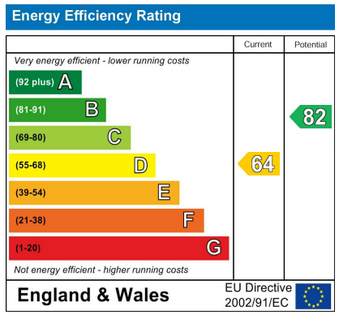


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# Todmorden Road, Burnley, BB11 3EA

## Offers Over £175,000

STUNNING THREE BEDROOM PROPERTY

Situated on Todmorden Road in Burnley, this beautiful mid-terrace house offers a delightful blend of comfort and style. As you step inside, you are welcomed by a cosy reception room, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the spacious kitchen and dining room, which provides ample space for family meals and gatherings, making it an ideal setting for creating cherished memories.

The property boasts three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The large bathroom is well-appointed, providing both functionality and comfort for the household. Additionally, there is a large cellar providing ample storage.

This charming home is perfect for families or individuals seeking a welcoming environment in a convenient location. With its inviting spaces and practical layout, this property is sure to appeal to those looking for a place to call home in Burnley. Don't miss the opportunity to make this lovely house your own.

For more information or to book a viewing, please contact our Burnley office as soon as possible.

# Todmorden Road, Burnley, BB11 3EA

## Offers Over £175,000

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- Tenure Leasehold
- On Street Parking
- Four Piece Bathroom Suite
- Easy Access To Major Network Links
- Council Tax Band B
- Three Well Proportioned Bedrooms
- Ideal Family Home With Viewing Essential
- EPC Rating D
- Fitted Kitchen/Dining Area
- Abundance Of Cellar Space

### Ground Floor

**Entrance Hall**
17'2 x 5'6 (5.23m x 1.68m)

**Reception Room**
14'7 x 13'4 (4.45m x 4.06m)

**Kitchen/Dining Area**
20'8 x 13'3 (6.30m x 4.04m)

### Lower Ground Floor

**Cellar**
20'9 x 15'8 (6.32m x 4.78m)

### First Floor

**Landing**
8'9 x 7'3 (2.67m x 2.21m)

**Bedroom One**
13'4 x 11'5 (4.06m x 3.48m)

**Bedroom Two**
13'2 x 11'4 (4.01m x 3.45m)

**Bedroom Three**
9'4 x 8'9 (2.84m x 2.67m)

**Bathroom**
9'5 x 8'8 (2.87m x 2.64m)

### External

**Rear**
Enclosed paved yard space.

**Front**
Paved courtyard.

**Tel: 01282469023**

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