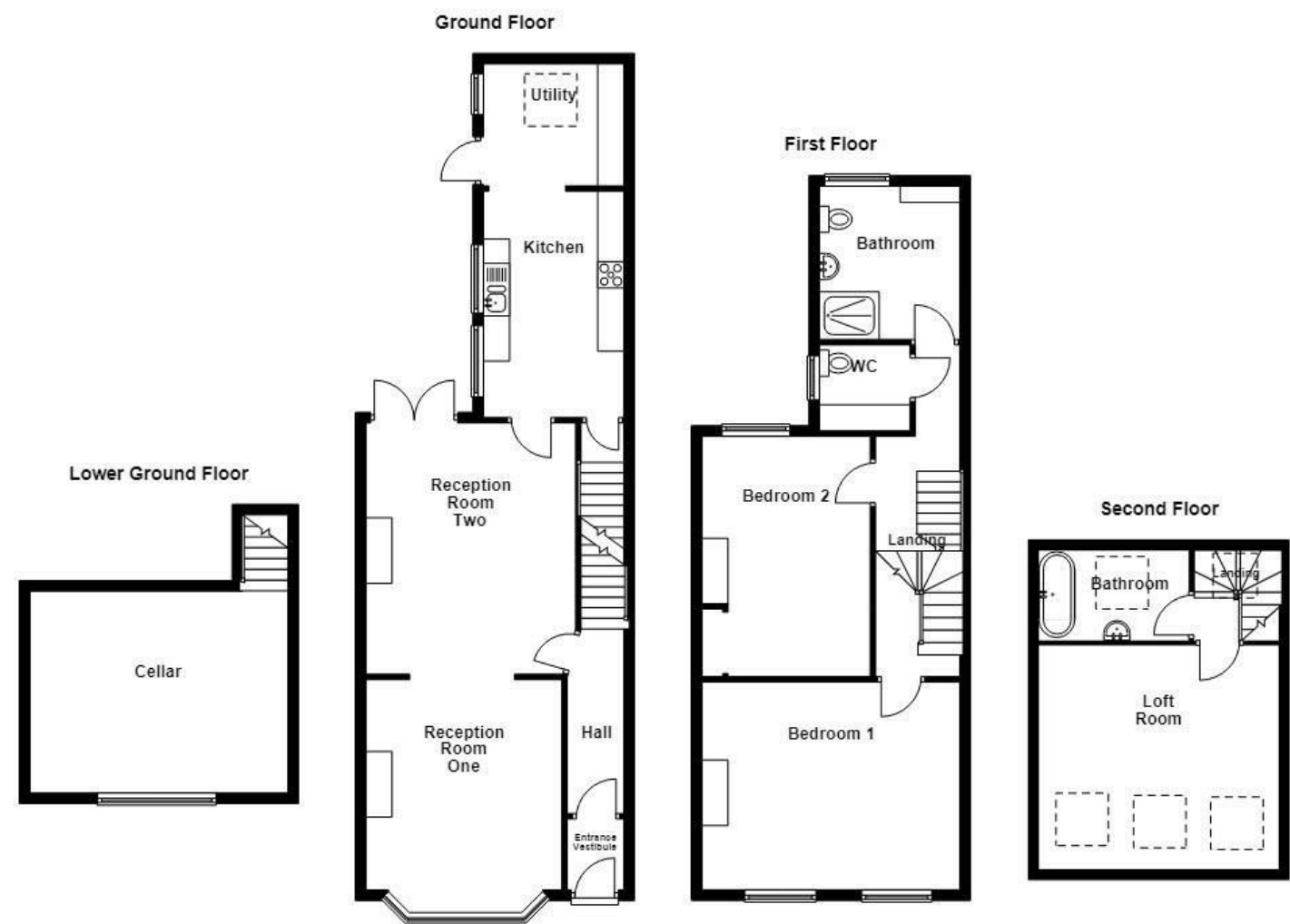




Todmorden Road, Burnley, BB11 3EU

Offers Over £245,000

AN EXQUISITE THREE BEDROOM MID TERRACE PROPERTY

Nestled on the charming Todmorden Road in Burnley, this delightful mid-terrace house offers a perfect blend of modern living and traditional character. With three well-appointed bedrooms and two bathrooms, this property is ideal for families or those seeking extra space.

As you enter, you are welcomed by two spacious reception rooms, each boasting unique features that add to the home's charm. The lounge, with its cosy fireplace, provides a warm and inviting atmosphere, perfect for relaxing evenings. The stylish kitchen space is designed for both functionality and aesthetics, making it a joy to cook and entertain.

The property also includes a spacious third bedroom to the second floor complete with its own bathroom, offering versatility for use as a guest suite, home office, or playroom. The cellar, currently utilised as a workshop, adds further practicality to the home, catering to various hobbies or storage needs.

On the first floor, you will find two generous double bedrooms, along with a well-appointed WC and bathroom, ensuring comfort and convenience for all residents. The rear garden is a lovely outdoor space, perfect for enjoying the fresh air or hosting gatherings with friends and family.

Fully renovated from top to bottom, this home is not only unique but also ready for you to move in and make it your own. Located in a great area, this property is a wonderful opportunity for anyone looking to settle in Burnley. Don't miss your chance to view this charming home!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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 3  2  2  D

- Two Double Bedrooms With Spacious Loft Room
 - Charming Living Areas
 - EPC Rating D
- Stylish Kitchen Space
 - Cellar/Workshop
 - New Heating System Connected To An Air Source Heat Pump
- Council Tax Band B
 - Fully Renovated Property With Viewing Essential
 - Tenure Leasehold

Ground Floor

Entrance

Roc door to vestibule.

Vestibule

4'5 x 3'7 (1.35m x 1.09m)

Coving, ceiling rose, dado rail and door to hall.

Hall

11'7 x 3'7 (3.53m x 1.09m)

Central heating radiator, coving, ceiling rose, smoke alarm, dado rail, door to reception room two and stairs to first floor.

Reception Room One

13'2 x 12'3 (4.01m x 3.73m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, coal fire with exposed brick surround and open to reception room two.

Reception Room Two

15'9 x 13' (4.80m x 3.96m)

Central heating radiator, coving, ceiling rose, door to kitchen and UPVC double glazed French doors to rear.

Kitchen

14'2 x 8'10 (4.32m x 2.69m)

UPVC double glazed window, UPVC double glazed full length window, upright central heating radiator, range of wall and base units, wood surface, ceramic one and a half sink and drainer with mixer tap, oven, five ring induction hob, tiled splash back, extractor hood, space for fridge freezer, dishwasher, part exposed brick elevation, wood effect flooring, open access to utility and door to cellar.

Utility

8'10 x 7'9 (2.69m x 2.36m)

UPVC double glazed window, Velux window, base units, wood surface, part panel elevation, Roc door to rear.

Lower Ground Floor

Cellar

16'3 x 12'8 (4.95m x 3.86m)

Hard wood single glazed window and central heating radiator.

First Floor

Landing

21'5 x 5'8 (6.53m x 1.73m)

Central heating radiator, smoke alarm, dado rail, doors to two bedrooms, bathroom, WC and stairs to second floor.

Bedroom One

16'4 x 13' (4.98m x 3.96m)

Two UPVC double glazed windows, two central heating radiators, ceiling rose, picture rail and cast iron fire place.

Bedroom Two

14'11 x 10'6 (4.55m x 3.20m)

UPVC double glazed window, central heating radiator, ceiling rose and storage.

Shower Room

9'8 x 8'11 (2.95m x 2.72m)

UPVC double glazed window, Upright central heating radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, ceiling rose, picture rail and tiled effect flooring.

WC

5'11 x 5'5 (1.80m x 1.65m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, plumbed for washing machine and wood effect flooring.

Second Floor

Landing

8'6 x 5'10 (2.59m x 1.78m)

Velux window, doors to loft room and bathroom.

Loft Room

15'1 x 14' (4.60m x 4.27m)

Three Velux windows, loft access, spotlights, central heating radiator and fire place.

Bathroom

8'5 x 5'6 (2.57m x 1.68m)

Velux window, central heating radiator, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, PVC and panel elevation, dado rail, extractor fan and wood effect laminate flooring.

External

Rear

(Air source pump), enclosed paved garden, pond with water feature, bedding area with mature shrubs and bin storage/shed.

Front

Paved courtyard with bedding areas.



Tel: 01282469023

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