

Ground Floor

Approx. 38.4 sq. metres (412.8 sq. feet)

First Floor

Approx. 28.2 sq. metres (303.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.



New Taylor Fold, Burnley, BB10 2LP

Offers Over £150,000

A BRIGHT TWO BEDROOM MID TERRACE HOME

Welcome to this fantastic mid-terrace house located in the sought-after area of New Taylor Fold, Briercliffe, Burnley. This delightful property is perfect for first-time buyers seeking a comfortable and inviting home.

As you enter, you are greeted by a spacious lounge that offers a warm and welcoming atmosphere, ideal for relaxing or entertaining guests. The contemporary fitted kitchen is both stylish and functional, providing ample space for culinary creations. Adjacent to the kitchen, you will find a bright conservatory that overlooks the lovely garden, allowing natural light to flood the space and creating a serene spot to enjoy your morning coffee or unwind after a long day.

The property boasts two generously sized double bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is well-appointed and features neutral decor, making it easy to personalise to your taste.

Outside, the garden provides a lovely outdoor space, perfect for gardening enthusiasts or for enjoying summer barbecues with family and friends. Additionally, the property benefits from a

New Taylor Fold, Burnley, BB10 2LP

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 2  1  2  D

- Two Bedroom Mid Terrace
- Bright Conservatory Space
- Off Road Parking
- Tenure - Freehold
- Spacious Family Lounge
- Generous South Facing Rear Garden
- EPC Rating - D
- Contemporary Fitted Kitchen
- Ideal First Time Buy
- Council Tax Band - B

Ground Floor

Entrance Hall

5'8 x 3'8 (1.73m x 1.12m)

Reception Room

14'9 x 9'4 (4.50m x 2.84m)

Kitchen

12'6 x 7'10 (3.81m x 2.39m)

Conservatory

10'3 x 10'3 (3.12m x 3.12m)

First Floor

Landing

6'4 x 6'2 (1.93m x 1.88m)

Bedroom One

12'10 x 8'11 (3.91m x 2.47.19m)

Bedroom Two

11'5 x 7'2 (3.48m x 2.18m)

Bathroom

7'11 x 6'2 (2.41m x 1.88m)

External

Front

Driveway and stone chippings.

Rear

Laid to lawn south facing garden, bedding areas and mature shrubs.



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