



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

Longton Road, Burnley, BB12 0TF

Offers Over £190,000

CHARMING TWO BEDROOM SEMI DETACHED HOME

Located on Longton Road in Burnley, this spacious two-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious lounge that seamlessly flows into an open-plan kitchen diner, creating an inviting space ideal for both relaxation and entertaining. The bright French doors lead you to a low-maintenance rear garden, perfect for enjoying the outdoors without the hassle of extensive upkeep.

The property boasts two generously sized bedrooms, providing ample space for rest and personalisation. The modern shower room is designed with contemporary fixtures, ensuring a refreshing start to your day. Additionally, the convenience of a driveway equipped with an electric charging point adds to the appeal, catering to the needs of today's eco-conscious homeowners.

This home is not only well-appointed but also situated in a desirable location, making it an excellent choice for families or professionals seeking a comfortable and stylish living environment. With its thoughtful layout and modern amenities, this property is sure to impress. Don't miss the opportunity to make this lovely house your new home.

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Offers Over £190,000



- Two Spacious Bedrooms
 - Low Maintenance Rear Garden
 - EPC Rating TBC
 - Tenure Freehold
- Kitchen/Dining Area
 - Driveway With EV Charging Point
 - Easy Access To Major Network Links
- Modern Shower Room
 - Council Tax Band B
 - Viewing Recommended

Ground Floor

Porch
3'10 x 3'4 (1.17m x 1.02m)

Reception Room
14'11 x 14'11 (4.55m x 4.55m)

Kitchen/Dining Area
14'8 x 10'11 (4.47m x 3.33m)

First Floor

Landing
8'4 x 7'6 (2.54m x 2.29m)

Bedroom One
11' x 9'4 (3.35m x 2.84m)

Bedroom Two
10'11 x 6'1 (3.33m x 1.85m)

Shower Room
7'2 x 6'5 (2.18m x 1.96m)

External

Front
Drive for off road parking with EV charging point.

Rear
Enclosed garden, paving, decking, stone chipped bedding areas, mature shrubs and timber shed.

