



## Leyland Road, Burnley, BB11 3DR

### Offers Over £80,000

A FANTASTIC TWO BEDROOM TERRACED PROPERTY IN BURNLEY

Nestled in the heart of Burnley on Leyland Road, this charming mid-terrace house presents an excellent opportunity for first-time buyers and savvy investors alike. With two inviting reception rooms, this property offers ample space for relaxation and entertaining. The two well-proportioned bedrooms provide a comfortable retreat, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this home is the converted loft, which adds versatility and potential for additional living space, whether it be for a home office, guest room, or play area. The central location ensures that you are never far from essential amenities, making daily life both convenient and enjoyable.

Burnley is a popular area, known for its community spirit and accessibility to local shops, parks, and transport links. This property is perfectly positioned to take advantage of everything the neighbourhood has to offer.

In summary, this mid-terrace house on Leyland Road is a delightful find, combining comfort, potential, and a prime location. It is an ideal choice for those looking to step onto the property ladder or expand their investment portfolio. Do not miss the chance to make this lovely house your new home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		51	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Leasehold
- Council Tax Band A
- EPC Rating E
- On Street Parking
- Fitted Kitchen And Three Piece Shower Room
- Ideal First Time Buy With Viewing Essential
- Two Well Proportioned Bedrooms And Loft Space
- Spacious Reception Rooms
- Easy Access To Major Commuter Routes
- Close Proximity To Local Amenities

## Ground Floor

### Entrance Vestibule

3'11 x 3'2 (1.19m x 0.97m)

### Reception Room One

14'9 x 12'5 (4.50m x 3.78m)

### Reception Room Two

12'5 x 12'4 (3.78m x 3.76m)

### Kitchen

11'11 x 8'8 (3.63m x 2.64m)

## First Floor

### Landing

### Bedroom One

14'4 x 12'5 (4.37m x 3.78m)

### Bedroom Two

12'5 x 5'11 (3.78m x 1.80m)

### Bathroom

8'4 x 6'2 (2.54m x 1.88m)

## Second Floor

### Loft Room

13'7 x 12'4 (4.14m x 3.76m)



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