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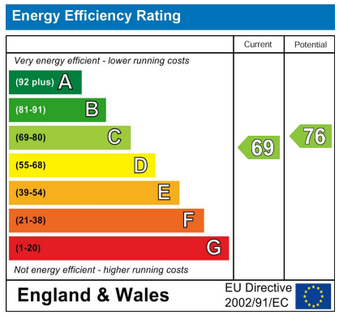

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Towneleyside, Burnley, BB11 3QT

Offers Over £300,000

THREE BEDROOM FAMILY HOME WITH CHARACTER FEATURES AND A CHARMING GARDEN

Nestled in the charming area of Towneleyside, Burnley, this semi-detached house presents a wonderful opportunity for families seeking a characterful home. With its generous living accommodation, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The three well-proportioned bedrooms provide ample space for family living, while the two bathrooms ensure convenience for all.

This delightful residence is ideally situated across from the picturesque Towneley Park, offering a serene backdrop for leisurely strolls and outdoor activities. The generous rear garden is a fantastic feature, providing a private outdoor space for children to play or for hosting summer gatherings. Additionally, off-road parking adds to the practicality of this lovely home.

The location is particularly advantageous for those commuting, with easy access to Burnley town centre and convenient routes towards Cliviger, Bacup, and Rossendale. This property is not just a house; it is a canvas for you to create your dream family home. With its character and potential, it is a must-see for anyone looking to settle in this desirable area.

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Towneleyside, Burnley, BB11 3QT

Offers Over £300,000

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- Three Bedroom Semi Detached Family Home
- Opposite Towneley Park
- Two Spacious Reception Rooms
- Generous Rear Garden
- Character Features Throughout
- Excellent Commuter Links To Burnley, Cliviger And Rossendale
- Off Road Parking Available
- Tenure - Leasehold
- EPC Rating - C
- Council Tax Band - D

Ground Floor

Entrance

UPVC double glazed frosted door to entrance hall.

Entrance Hall

10'4 x 9'2 (3.15m x 2.79m)

Two UPVC double glazed windows, central heating radiator, coving, tiled flooring, doors to WC and hall.

WC

6'7 x 2'10 (2.01m x 0.86m)

UPVC double glazed frosted window, central heating radiator, two piece suite comprising of a low base WC and a vanity top wash basin with traditional taps, coving, partial tiled elevations and tiled flooring.

Hall

7'7 x 7 (2.31m x 2.13m)

UPVC double glazed window, central heating radiator, stairs to first floor, doors to reception room one and reception room two.

Reception Room One

20'4 x 13'3 (6.20m x 4.04m)

UPVC double glazed bow window, two central heating radiators, beams, living flame gas fire with tiled hearth and wooden mantle, double doors leading to reception room two.

Reception Room Two

20 x 7'9 (6.10m x 2.36m)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, coving, doors to kitchen and storage.

Kitchen

14'1 x 10'1 (4.29m x 3.07m)

UPVC double glazed window, central heating radiator, a range of panelled wall and base units with laminate surfaces including a breakfast bar, double oven in high rise unit and a five ring gas hob burner, extractor hood, tiled splashbacks, stainless steel sink and drainer with mixer tap, plumbing for washing machine, integrated dishwasher, fridge freezer, spotlights, tiled flooring, UPVC double glazed door to rear.

First Floor

Landing

14'5 x 2'7 (4.39m x 0.79m)

UPVC double glazed window, central heating radiator, doors to three bedrooms and bathroom.

Bedroom One

12 x 10'1 (3.66m x 3.07m)

UPVC double glazed window, central heating radiator, original fireplace feature, fitted wardrobes.

Bedroom Two

13'4 x 9'11 (4.06m x 3.02m)

UPVC double glazed window, central heating radiator, original fireplace feature, wood effect flooring.

Bedroom Three

10'2 x 7'8 (3.10m x 2.34m)

Two UPVC double glazed windows, central heating radiator, wood effect flooring.

Bathroom

9 x 6'1 (2.74m x 1.85m)

Two UPVC double glazed frosted windows, chrome heated towel rail, three piece suite comprising of a low base WC, pedestal wash basin with traditional taps and a corner bath with spa jets, extractor fan, tiled elevations, spotlights, tiled effect flooring, fitted storage.

External

Front

Off road parking for two vehicles, steps up to laid to lawn garden and bedding areas.

Rear

Elevated laid to lawn garden and bedding areas, paving areas, decking areas, shed and summer house, trees, mature shrubbery.

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