



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		59	82
(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.

Todmorden Road, Burnley, BB11 3EU

£240,000

AN EXCEPTIONAL FIVE BEDROOM END TERRACED FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space, stylish interiors and modern fixtures and fittings, this exceptional five bedroom end terraced property is being proudly welcomed to the market in the desirable location of Burnley. With accommodation set over four floors, two living areas and fantastic cellar space, this idyllic property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Rossendale, Pendle and major motorway links. With stunning wrap around garden space, open plan living areas and four double bedrooms with additional single bedroom, this property is truly the perfect home for any growing family truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, fitted kitchen, open on the dining room and houses a staircase to the first floor. The kitchen leads through to a utility room and down to the lower ground floor. The utility room benefits from access on to a WC. The lower ground floor provides access on to a fantastic cellar space. The first floor comprises of doors on to two double bedrooms, a single bedroom, modern family bathroom and houses a staircase to the second floor. The second floor benefits from two additional double bedrooms. Externally there is an enclosed garden to the rear with artificial lawn, paving, bin store, two storage outbuildings and access to additional garden to the side of the property. To the front there is a laid to lawn garden with paving and bedding areas.

For further information or to arrange a viewing please contact our Burnley office at your earliest convenience.

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£240,000

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- Exceptional End Terrace Property

▪ Spread Across Four Floors

▪ On Street Parking

▪ EPC Rating D

▪ Five Bedrooms

▪ Abundance of Living Space

▪ Tenure Leasehold

▪ Three Piece Bathroom Suite

▪ Wraparound Gardens

▪ Council Tax Band C

Ground Floor

Entrance Vestibule

4'6 x 3'7 (1.37m x 1.09m)

UPVC double glazed frosted front door, coving and hardwood single glazed frosted door to hall.

Hall

23'7 x 5'1 (7.19m x 1.55m)

UPVC double glazed frosted leaded window, central heating radiator, coving, solid wood flooring, doors leading to reception room one, kitchen, open to reception room two and stairs to first floor.

Reception Room One

15'9 x 14'7 (4.80m x 4.45m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, open coal gas fire with granite effect hearth and television point.

Reception Room Two

14'11 x 13'0 (4.55m x 3.96m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, cast iron Tiger multifuel burner with tiled hearth and surround and integrated alcove storage.

Kitchen

15'6 x 9'7 (4.72m x 2.92m)

UPVC double glazed window, central heating radiator, range of wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and double drainer with mixer tap, three door Rangemaster cooker with five ring gas hob and extractor hood, integrated dishwasher, space for fridge, tiled flooring, door to utility, door to stairs to lower ground floor and hardwood door to rear.

Utility

9'7 x 7'10 (2.92m x 2.39m)

Central heating radiator, range of high gloss wall and base units with granite effect work surfaces, plumbing for washing machine, space for dryer, space for American-style fridge freezer, wood effect lino flooring and door to WC.

WC

4'5 x 4'4 (1.35m x 1.32m)

UPVC double glazed leaded window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, censored spotlights, extractor fan and wood effect lino flooring.

Lower Ground Floor

Cellar Room One

18'11 x 3'6 (5.77m x 1.07m)

Open to cellar room two.

Cellar Room Two

15'6 x 14'10 (4.72m x 4.52m)

Power, lighting and solar panel system.

First Floor

Landing

20'9 x 5'9 (6.32m x 1.75m)

UPVC double glazed window, loft hatch, smoke detector, doors leading to three bedrooms, bathroom and stairs to second floor.

Bedroom One

19'4 x 13'0 (5.89m x 3.96m)

Two UPVC double glazed window, central heating radiator, cornice coving, ceiling rose, fitted wardrobes and vanity top wash basin with mixer tap.

Bedroom Two

14'11 x 12'5 (4.55m x 3.78m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'8 x 9'4 (2.95m x 2.84m)

UPVC double glazed window and central heating radiator.

Bathroom

7'4 x 6'5 (2.24m x 1.96m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, part tiled elevations, part PVC panelled elevations, integrated mirror, spotlights, extractor fan and tiled flooring.

Second Floor

Landing

8'3 x 5'5 (2.51m x 1.65m)

Velux window, central heating radiator, doors leading to bedroom four and bedroom five.

Bedroom Four

19'4 x 13'2 (5.89m x 4.01m)

Velux window, central heating radiator, spotlights and loft access.

Bedroom Five

12'6 x 9'10 (3.81m x 3.00m)

Velux window, central heating radiator and eave storage.

External

Rear

Enclosed garden with artificial lawn with paving, two storage outbuildings, bin store and access to side elevation.

Side Elevation

Laid to lawn garden with paving and mature shrubbery.

Front

Laid to lawn garden with paving, bedding areas and mature shrubbery.

