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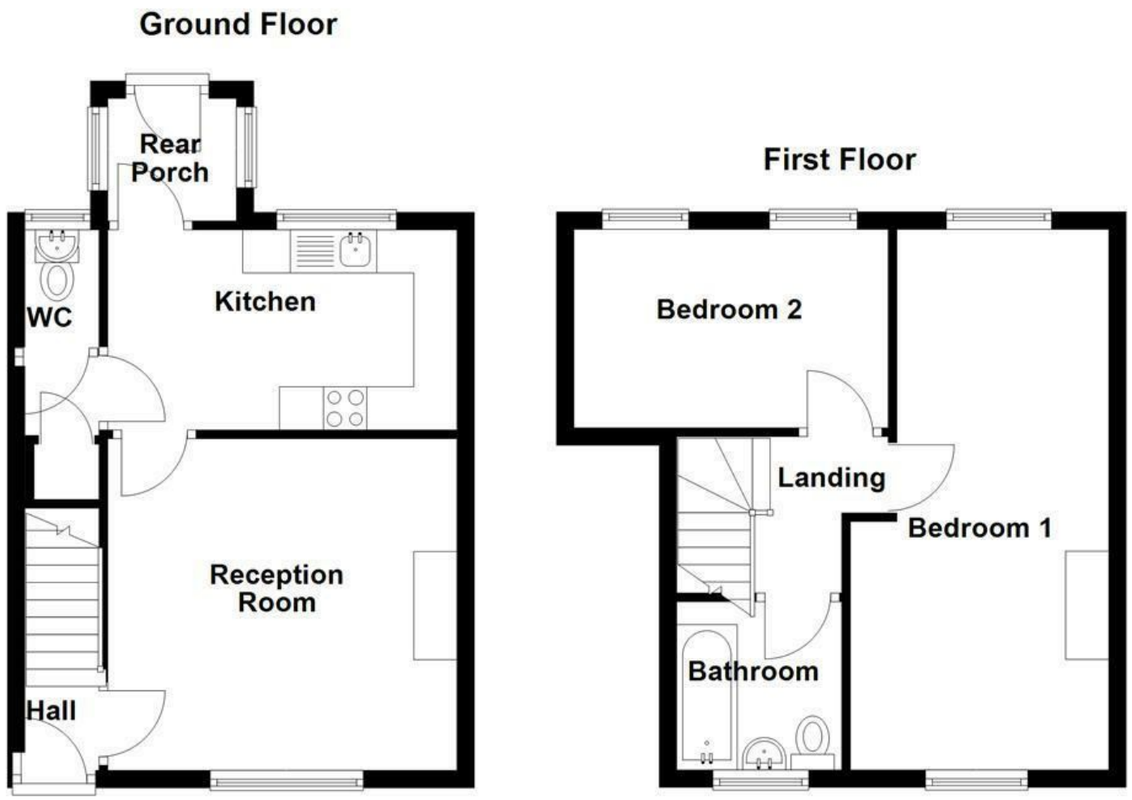

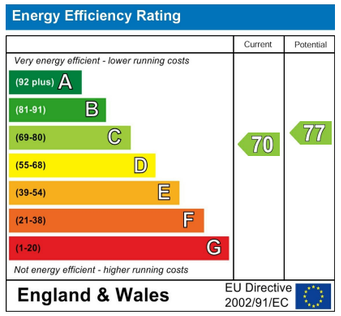

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Moorland Road, Burnley, BB11 2NX

£125,000

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Located on Moorland Road in Burnley, this charming two-bedroom mid-terrace house offers a delightful blend of comfort and convenience. Upon entering, you are welcomed into a spacious lounge that flows seamlessly into the kitchen, creating an inviting space perfect for both relaxation and entertaining. The property boasts a well-appointed bathroom and a convenient downstairs WC, enhancing its practicality for everyday living.

One of the standout features of this home is the lovely large rear garden, providing an ideal outdoor retreat for gardening enthusiasts or those who simply wish to enjoy the fresh air. The front garden adds to the property's curb appeal, making it a pleasant sight from the street.

Situated in a great location, this property benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. With its combination of spacious interiors and outdoor space, this mid-terrace house is a wonderful opportunity for anyone looking to settle in Burnley. Don't miss the chance to make this delightful property your new home.

Moorland Road, Burnley, BB11 2NX

£125,000

2 1 1 C

- Mid Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating; C
- Two Double Bedrooms
- Three Piece Bathroom
- Tenure: Freehold
- One Reception Room
- Enclosed Rear Garden
- Council Tax Band; A

Ground Floor

Hall
3'8 x 3'4 (1.12m x 1.02m)
UPVC double glazed frosted entrance door, smoke alarm and door to reception room.

Reception Room
13'3 x 12'7 (4.04m x 3.84m)
UPVC double glazed window, central heating radiator, coving, gas fire, wood effect flooring and door to kitchen.

Kitchen
13'3 x 7'7 (4.04m x 2.31m)
UPVC double glazed window, coving, wall and base units, granite effect worktops, composite sink with draining board and mixer tap, four ring induction hob, extractor fan, plumbing for washing machine, space for fridge freezer, storage, tiled floor and doors to WC and rear porch.

WC
4'1 x 2'10 (1.24m x 0.86m)
UPVC double glazed frosted window, central heating radiator, dual flush WC with integrated wash basin with mixer tap, part PVC panel elevation, part tile elevation and wood effect flooring.

Rear Porch
4'11 x 4'8 (1.50m x 1.42m)
Two UPVC double glazed windows, lino flooring and UPVC double glazed door to rear.

First Floor

Landing
8'4 x 5'10 (2.54m x 1.78m)
Central heating radiator, smoke alarm and doors to two bedrooms and bathroom.

Bedroom One
21'1 x 9'10 (6.43m x 3.00m)
Two UPVC double glazed windows, two central heating radiators and wood effect flooring.

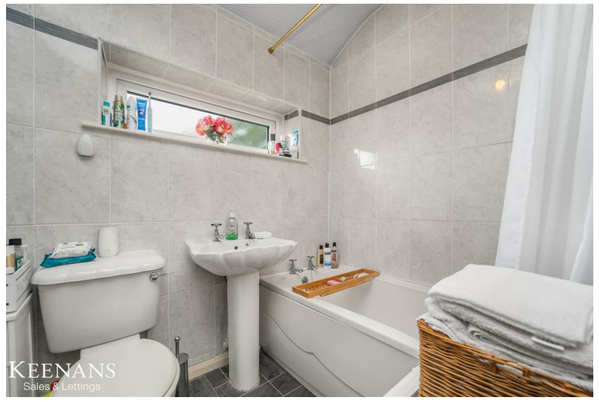
Bedroom Two
11'11 x 7'6 (3.63m x 2.29m)
Two UPVC double glazed windows, central heating radiator, over stairs storage and wood effect flooring.

Bathroom
6'10 x 6'5 (2.08m x 1.96m)
UPVC double glazed frosted window, central heated towel rail, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional tap and electric feed shower over, tiled elevation and lino flooring.

External

Front
Laid to lawn garden, bedding areas, paving and stone chips.

Rear



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