


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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## Burnsall Close, Burnley, BB10 2EL

### £170,000

#### THREE BEDROOM SEMI DETACHED PROPERTY

Situated on Burnsall Close in Burnley, this three bedroom house presents a unique opportunity for those with a creative flair and a vision for their dream home.

Awaiting its final finishing touches to complete the renovations initiated by the previous owners, this property is a canvas ready to be transformed into a cosy haven for a young family or a couple seeking to craft their ideal living space.

With a solid foundation already in place, the existing layout of this house offers a wonderful starting point for customisation, allowing you to tailor the spacious rooms to your liking and create comfortable living areas that reflect your personal style and preferences.

Imagine the possibilities as you step into this property - envision the perfect kitchen layout, design a tranquil bedroom retreat, and plan a welcoming living room where you can relax and entertain guests.

Don't miss this chance to bring your vision to life and turn this house into a home that not only meets but exceeds your lifestyle needs and aspirations. Embrace the opportunity to shape your future in a property that is brimming with potential and just waiting for your personal touch.



# Burnsall Close, Burnley, BB10 2EL

## £170,000

 2  1  2  C

- Tenure Freehold
  - Off Road Parking With Drive
  - Exciting Project With Renovations To Be Completed
  - Easy Access To Major Commuter Routes
- Council Tax Band C
  - Semi Detached Property
  - Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating C
  - Two Spacious Bedrooms
  - Ample Sized Garden Space

### Ground Floor

#### Entrance

UPVC double glazed door to vestibule.

#### Vestibule

5'8 x 4'6 (1.73m x 1.37m)

UPVC double glazed windows, laminate flooring and door to hall.

#### Hall

5'11 x 4'11 (1.80m x 1.50m)

Spotlights, fitted storage, stairs to first floor, door to reception room one and laminate flooring.

#### Reception Room One

15'11 x 10'11 (4.85m x 3.33m)

UPVC double glazed bay window, central heating radiator, spotlights, television point, laminate flooring and open access to kitchen.

#### Kitchen

8'2 x 7'2 (2.49m x 2.18m)

Range of wall and base units, laminate worktops, stainless steel one and a half sink and drainer with mixer tap, freestanding oven, plumbing for washing machine, part tiled elevations, tiled flooring, door to bedroom and open to reception room two.

#### Reception Room Two

24'1 x 12'8 (7.34m x 3.86m)

Central heating radiator, gas fire with decorative surround, two feature wall lights, television point, wood effect laminate flooring, door to storage and UPVC double glazed sliding doors to conservatory.

#### Conservatory

11'4 x 11'2 (3.45m x 3.40m)

UPVC double glazed windows, polycarbonate roof, tiled flooring and UPVC double glazed French doors to rear.

#### Store

11'7 x 6'8 (3.53m x 2.03m)

Hardwood single glazed frosted window.

#### Bedroom

15'7 x 6'8 (4.75m x 2.03m)

UPVC double glazed window, central heating radiator, laminate flooring and open to WC.

#### WC

6'8 x 3'3 (2.03m x 0.99m)

Dual flush WC, pedestal wash basin, part tiled elevations and tiled flooring.

### First Floor

#### Landing

8' x 5'10 (2.44m x 1.78m)

UPVC double glazed window, central heating radiator, loft hatch, doors to two bedrooms, bathroom and walk in wardrobe.

### Bedroom One

14'5 x 8'5 (4.39m x 2.57m)

UPVC double glazed window, central heating radiator, LED spotlights, ceiling fan with light, television point, wall mounted electric fire and door to walk in wardrobe.

#### Walk-In Wardrobe

9'9 x 5'9 (2.97m x 1.75m)

UPVC double glazed window and fitted storage.

### Bedroom Two

9'11 x 8' (3.02m x 2.44m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'3 x 5'10 (1.91m x 1.78m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panelled bath with electric feed shower, extractor fan, tiled elevation and tiled flooring.

### External

#### Rear

Enclosed laid to lawn, paving, paved patio, raised beds with mature shrubbery, trees and timber sheds.

#### Front

Laid to lawn paving, drive and bedding areas.



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