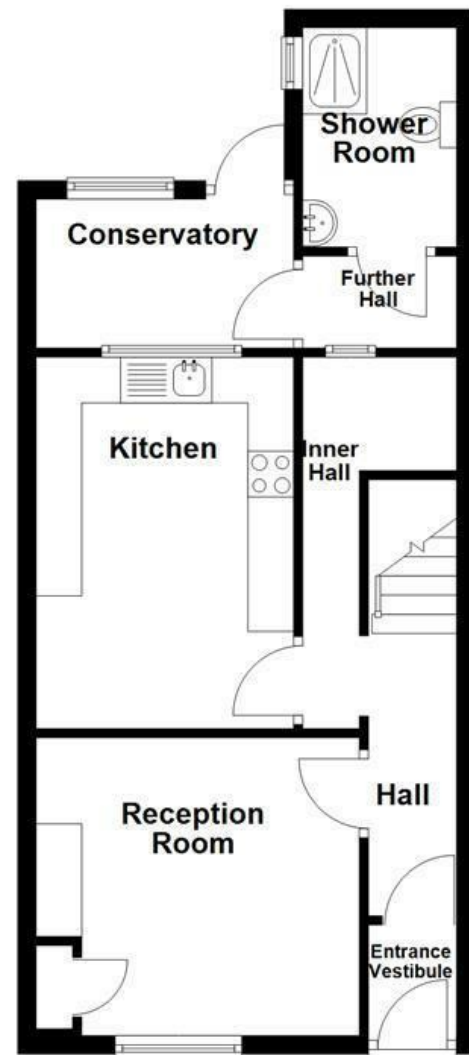
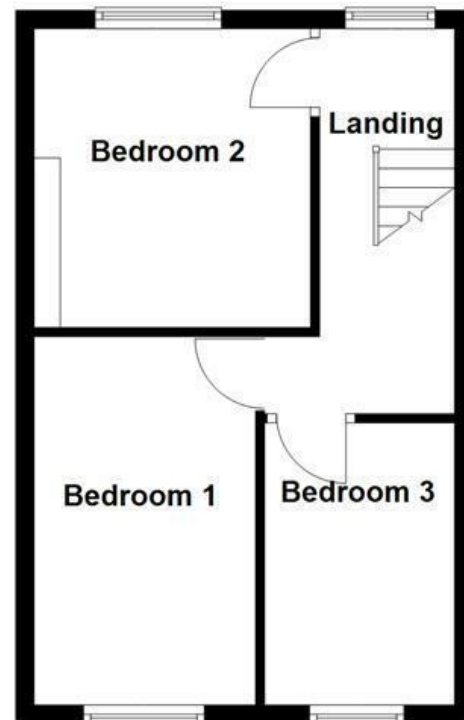


Ground Floor



First Floor



## Woodbine Road, Burnley, BB12 6RE

### £90,000

THREE BEDROOM FAMILY TERRACE IN BURNLEY

Nestled on the charming Woodbine Road in Burnley, this delightful mid-terrace house offers a perfect blend of character and modern living. Built in 1900, the property boasts a generous 915 square feet of well-designed space, making it an ideal home for families or those seeking a comfortable retreat.


Upon entering, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed, allowing for a seamless flow between the rooms. The kitchen, which could easily double as a dining area, is a practical space for culinary enthusiasts and family gatherings alike.

One of the features of this property is the charming conservatory, which invites natural light and offers a tranquil spot to enjoy the garden views throughout the seasons.

Upstairs, you will find three spacious double bedrooms, providing plenty of room for rest and personal space. The well-appointed bathroom completes the upper level, ensuring convenience for all residents.

This home is not only a wonderful living space but also a fantastic opportunity to embrace the vibrant community of Burnley. With its blend of traditional charm and modern amenities, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely house your new home.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Woodbine Road, Burnley, BB12 6RE

£90,000

 3  1  1  D

- Tenure Leasehold
  - On Street Parking
  - Three Well Proportioned Bedrooms
  - Easy Access To Major Commuter Routes
- Council Tax Band A
  - Bursting With Potential
  - Viewing Essential
- EPC Rating D
  - Ideal Investment Opportunity
  - Enclosed Rear Yard

Ground Floor

Entrance Vestibule  
10'2 x 3'2 (3.10m x 0.97m)

Hall  
10'2 x (3.10m x )

Reception Room  
11'7 x 10'8 (3.53m x 3.25m)

Inner Hall  
13'5 x 5'6 (4.09m x 1.68m)

Kitchen  
13'4 x 9'3 (4.06m x 2.82m)

Further Hall  
5' x 3'5 (1.52m x 1.04m)

Conservatory  
9' x 5'4 (2.74m x 1.63m)

Shower Room  
7'10 x 4'10 (2.39m x 1.47m)

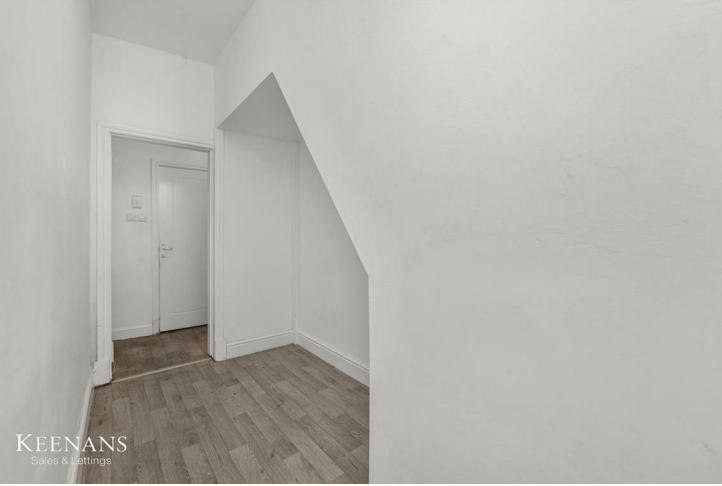
First Floor

Landing  
13'10 x 4'10 (4.22m x 1.47m)

Bedroom One  
13'5 x 7'10 (4.09m x 2.39m)

Bedroom Two  
10'9 x 9'11 (3.28m x 3.02m)

Bedroom Three  
10'3 x 6'11 (3.12m x 2.11m)



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