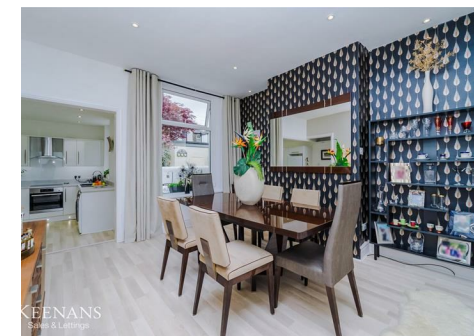




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Albion Street, Burnley, BB11 4JS

£180,000

AN OUTSTANDING MID TERRACED PROPERTY

Having undergone a full transformation to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space and stylish interiors, this exceptional three bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Burnley. With two living areas, impressive cellar space and en suite to the main bedroom, this idyllic property is the perfect family home ready to move straight into! Offering modern fixtures and fittings, garden space to the rear and having been a credit to the current owners, this property is a luxurious and stylish family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links and major motorway links.

The property comprises briefly: a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room leads openly on to a contemporary fitted kitchen and houses a staircase down to the lower ground floor. The lower ground floor benefits from a fantastic cellar space with access on to additional space under the house with potential to convert if desired. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is a laid to lawn garden with paving, bedding, porcelain tiles and access to a brick built storage shed and WC. To the front there is a garden with artificial lawn.

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

Albion Street, Burnley, BB11 4JS

£180,000

 3  2  2  D

- Stunning Mid Terrace Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating D
- Three Bedrooms
 - Presented to Highest Standard Throughout
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Move-in Ready
 - Council Tax Band B

Ground Floor

Entrance Vestibule

4'8 x 3'4 (1.42m x 1.02m)

UPVC double glazed frosted front door, spotlights, wood effect laminate flooring and door to hall.

Hall

11'9 x 3'4 (3.58m x 1.02m)

Upright feature central heating radiator, coving, corbel, feature wall light, spotlights, wood effect laminate flooring, doors leading to two reception rooms and stairs to first floor.

Reception Room One

15'7 x 11'6 (4.75m x 3.51m)

UPVC double glazed bay window, central heating radiator, coving, spotlights and television point.

Reception Room Two

15'4 x 14'3 (4.67m x 4.34m)

UPVC double glazed window, central heating radiator, spotlights, wood effect laminate flooring, open to kitchen and door to stairs to lower ground floor.

Kitchen

12'8 x 7'9 (3.86m x 2.36m)

UPVC double glazed window, range of high gloss wall and base units with granite effect work surfaces and splashback, composite one and a half bowl sink and drainer with high spout mixer tap, integrated electric oven with four ring induction hob and extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, wood effect laminate flooring and UPVC double glazed frosted door to rear.

Lower Ground Floor

Cellar

15'8 x 15'3 (4.78m x 4.65m)

Power, lighting and access to under property.

First Floor

Landing

20'8 x 4'11 (6.30m x 1.50m)

Spotlights, doors leading to three bedrooms and sliding door to bathroom.

Bedroom One

15'4 x 13'2 (4.67m x 4.01m)

UPVC double glazed window, central heating radiator, spotlights and door to en suite.

En Suite

5'6 x 3'10 (1.68m x 1.17m)

UPVC double glazed frosted window, spotlights, double direct feed rainfall shower enclosed with rinse head, vanity top wash basin with mixer tap, dual flush WC, tiled elevations and tiled flooring.

Bedroom Two

14'4 x 10'0 (4.37m x 3.05m)

UPVC double glazed window, central heating radiator, coving and spotlights.

Bedroom Three

8'0 x 6'9 (2.44m x 2.06m)

UPVC double glazed window, central heating radiator, spotlights and integrated Baxi boiler.

Bathroom

5'7 x 5'4 (1.70m x 1.63m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap and overhead direct feed shower, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, spotlights and tiled effect lino flooring.

External

Rear

Laid to lawn garden with paving, bedding areas, porcelain tiles, access to store and WC.

Store

5'8 x 2'9 (1.73m x 0.84m)

WC

5'8 x 2'6 (1.73m x 0.76m)

Coving and low basin WC.

