


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Moorland Road, Burnley, BB11 2NY

### £150,000

THREE BEDROOM SEMI DETACHED HOME - NOT TO BE MISSED

Situated on the charming Moorland Road in Burnley, this delightful semi-detached house offers a perfect blend of comfort and practicality. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The fitted kitchen is designed for convenience, making meal preparation a pleasure. Additionally, the downstairs WC adds an extra layer of practicality for busy households. The two-piece bathroom suite, complemented by a separate WC, ensures that morning routines run smoothly.

One of the standout features of this property is the enviable garden space, perfect for outdoor activities or simply enjoying the fresh air. The garden also provides access to a large garage, offering valuable storage or potential for a workshop.

This semi-detached house on Moorland Road is not just a home; it is a wonderful opportunity to enjoy comfortable living in a desirable location. With its spacious layout and thoughtful amenities, it is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely property your own.

# Moorland Road, Burnley, BB11 2NY

£150,000

 3  1  2  E

- Spacious Family Home
- Generous Bedrooms
- Off Road Parking
- Tenure - Freehold
- Bright And Airy Living Accommodation
- Modern Bathroom Facilities
- EPC Rating - E
- Well Equipped Fitted Kitchen
- Popular Burnley Location Close To Amenities
- Council Tax Band - A

## Ground Floor

### Hall

13'2 x 7'11 (4.01m x 2.41m)

### WC

4'9 x 3'4 (1.45m x 1.02m)

### Reception Room One

14'11 x 12 (4.55m x 3.66m)

### Reception Room Two

11 x 10'10 (3.35m x 3.30m)

### Kitchen

11'4 x 7 (3.45m x 2.13m)

## First Floor

### Landing

11'4 x 10'11 (3.45m x 3.33m)

### Bedroom One

15'1 x 12'1 (4.60m x 3.68m)

### Bedroom Two

11'6 x 10'8 (3.51m x 3.25m)

### Bedroom Three

11'4 x 7 (3.45m x 2.13m)

### Bathroom

7'4 x 4'10 (2.24m x 1.47m)

### WC

4'6 x 2'6 (1.37m x 0.76m)

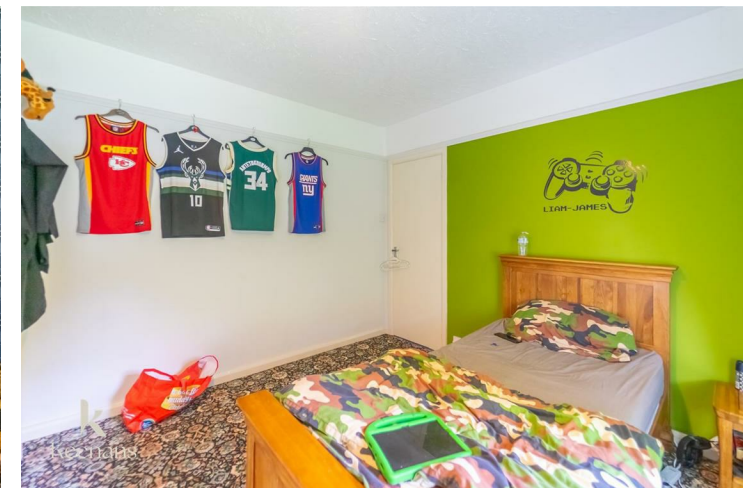
## External

### Front

Paved stone flagging, mature shrubbery.

### Rear

Laid to lawn garden, paved flagged area, garage.



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