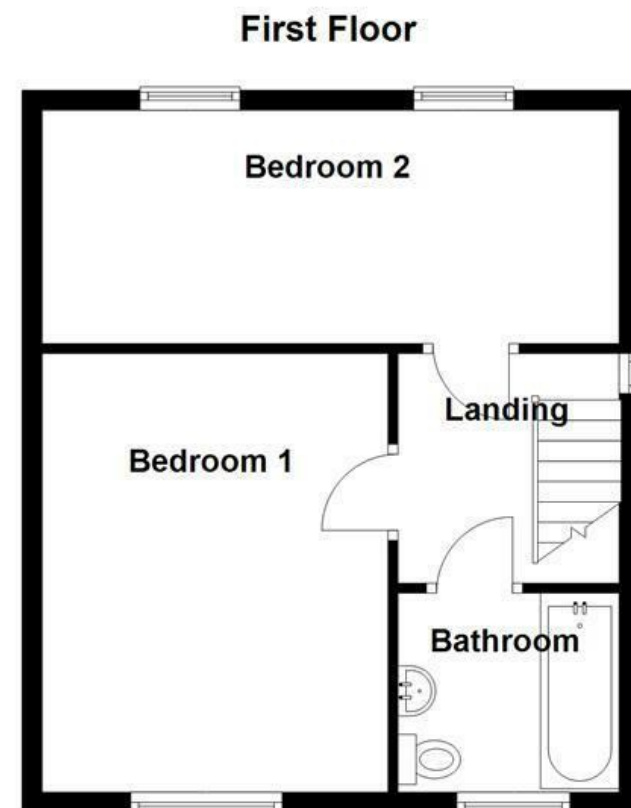
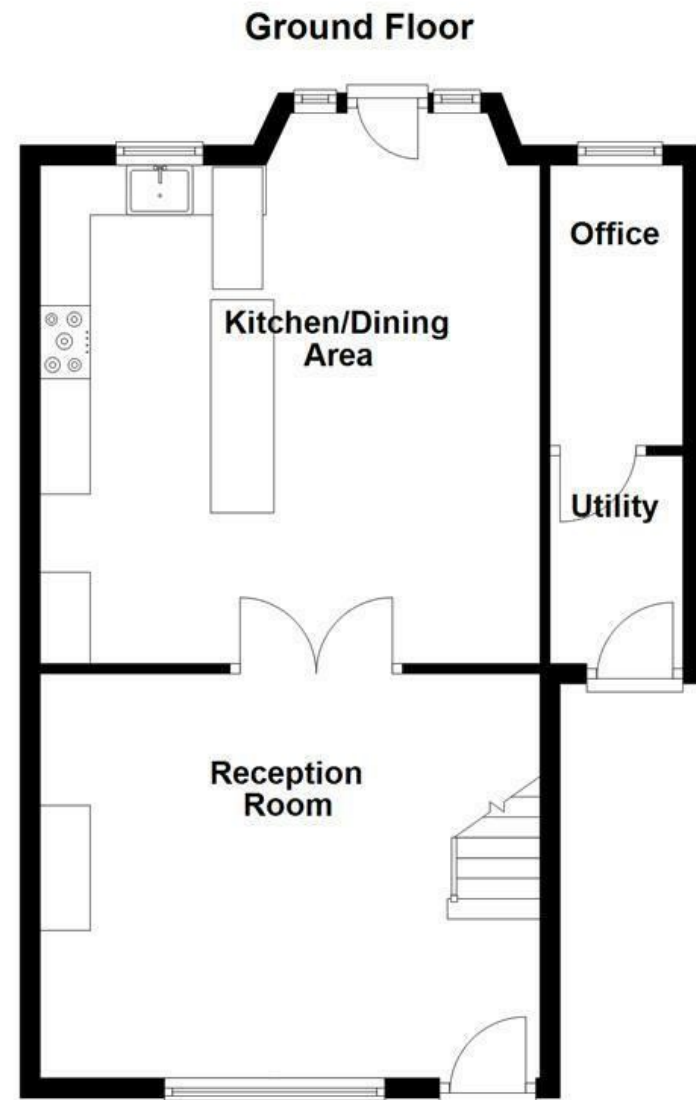




| Energy Efficiency Rating                                                            |                                                                                     |                                                                                     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|                                                                                     | Current                                                                             | Potential                                                                           |
| Very energy efficient - lower running costs                                         |                                                                                     |                                                                                     |
| (92 plus) <b>A</b>                                                                  |  |  |
| (81-91) <b>B</b>                                                                    |                                                                                     |                                                                                     |
| (69-80) <b>C</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                                                             |                                                                                     |                                                                                     |
|  |                                                                                     |                                                                                     |

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.

## Glen View Road, Burnley, BB11 2QP

### £165,000

ENVIABLE TWO BEDROOM END TERRACED PROPERTY NOT TO BE MISSED

Situated on the charming Glen View Road in Burnley, this delightful end terraced house offers a perfect blend of comfort and modern living. With two spacious bedrooms, this property is ideal for small families, couples, or individuals seeking a serene retreat.

As you enter, you are welcomed by a warm and inviting atmosphere, enhanced by the country-style kitchen diner. This area is perfect for both cooking and entertaining, providing ample space for family meals and gatherings. Additionally, the property boasts a useful utility room and a dedicated office space, catering to the needs of today's lifestyle, whether you are working from home or simply require extra storage.

The modern bathroom is tastefully designed, ensuring a relaxing environment for your daily routines. Outside, the property features both front and rear gardens, offering a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air.

Situated in a great location, this home benefits from easy access to local amenities, schools, and transport links, making it a convenient choice for everyday living. This property is not just a house; it is a place where you can create lasting memories. Don't miss the opportunity to make this charming residence your own.

# Glen View Road, Burnley, BB11 2QP

## £165,000

 2  1  1  D

- Tenure Freehold
  - On Street Parking
  - Ample Garden Spaces
  - Close Proximity To Local Amenities
- Council Tax Band A
  - Viewing Essential
  - Ideal Home For A Small Family Or Couple
- EPC Rating D
  - Extensive Kitchen/Dining Area
  - Easy Access To Major Network Links

### Ground Floor

#### Entrance

Open porch entrance with outdoor lighting, leading to a composite door to reception room.

#### Reception Room

16'11 x 12'11 (5.16m x 3.94m)

Hard wood window, two central heating radiators, coving, multi fuel burning stove, stairs to first floor, wood effect flooring and double doors to kitchen/dining area.

#### Kitchen/Dining Area

20'7 x 16'8 (6.27m x 5.08m)

Three UPVC double glazed windows, central heating radiator, exposed beams, range of panel wall and base units, range of wood and solid work tops, Belfast sink with mixer tap and draining ridges, plumbed for dishwasher, space for four door Leisure range cooker with five ring gas hob and warming plate set into a brick surround alcove, tiled splash back and extractor hood, spotlights, coving, part tiled floor and part wood effect flooring, multi fuel burning stove with exposed brick surround, door to utility room and composite door to rear garden.

#### Utility

12'7 x 4'5 (3.84m x 1.35m)

Central heating radiator, plumbed for washing machine, dryer, tiled effect lino flooring and door to office.

#### Office

8'4 x 4'5 (2.54m x 1.35m)

UPVC double glazed frosted window, central heating radiator, PVC to ceiling and spotlights.

### First Floor

#### Landing

7'5 x 6'7 (2.26m x 2.01m)

UPVC triple glazed window, central heating radiator, coving, loft access, doors to two bedrooms and bathroom.

#### Bedroom One

12'10 x 9'7 (3.91m x 2.92m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

#### Bedroom Two

16'4 x 7'7 (4.98m x 2.31m)

Two UPVC double glazed windows, two central heating radiators and wood effect laminate flooring.

#### Bathroom

6'10 x 6'6 (2.08m x 1.98m)

UPVC double glazed frosted window, upright central heating radiator, pedestal wash basin, low flush WC, panel bath with mixer tap and rinse head, overhead rainfall shower, tiled elevation, tiled floor, PVC to ceiling, spotlights and extractor fan.

### External



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