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## Berry Street, Burnley, BB11 2LF

### Offers Over £90,000

TERRACE PROPERTY IN THE HEART OF BURNLEY - NO CHAIN DELAYS

Nestled on the charming Berry Street in Burnley, this delightful house offers a perfect blend of space and modern living. With three generously sized bedrooms, including a unique attic bedroom that provides an additional sense of privacy and versatility, this property is ideal for families or those seeking extra room for guests or a home office.

The heart of the home is undoubtedly the modern kitchen, which boasts contemporary fittings and ample storage, making it a joy for any cooking enthusiast. The open layout allows for easy interaction with family and friends, ensuring that gatherings are both comfortable and enjoyable.

Situated conveniently close to local amenities, residents will find themselves just a short stroll away from shops, schools, and parks, making daily life both easy and enjoyable. This prime location not only enhances the appeal of the property but also ensures that everything you need is within reach.

In summary, this spacious house on Berry Street is a wonderful opportunity for anyone looking to settle in Burnley. With its modern features, ample living space, and proximity to essential services, it is a property that truly deserves your attention.



# Berry Street, Burnley, BB11 2LF

## Offers Over £90,000

**3****1****2****D**

- Mid Terraced Property
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating: D
- Three Bedrooms And Attic Room
  - Three Piece Bathroom
  - Tenure: Freehold
- Two Reception Rooms
  - Enclosed Rear Yard
  - Council Tax Band: A

### Ground Floor

#### Vestibule

4' x 2'11 (1.22m x 0.89m)  
UPVC double glazed frosted entrance door, coving and open access to hall.

#### Hall

10'8 x 3' (3.25m x 0.91m)  
Smoke alarm, central heating radiator, stairs to first floor and doors to two reception rooms.

#### Reception Room One

11'10 x 9'9 (3.61m x 2.97m)  
UPVC double glazed window, central heating radiator, coving and meter cupboard.

#### Reception Room Two

14'1 x 13'4 (4.29m x 4.06m)  
UPVC double glazed window, central heating radiator, under stairs storage, coving and door to kitchen.

#### Kitchen

7'8 x 7'3 (2.34m x 2.21m)  
UPVC double glazed window, gloss wall and base units, granite effect worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, tiled splash back, plumbing for washing machine, tiled elevation, wood effect lino flooring and UPVC door to rear.

### First Floor

#### Landing

10'4 x 6'2 (3.15m x 1.88m)  
Smoke alarm, stairs to second floor and doors to two bedrooms, study and bathroom.

#### Bedroom One

13'4 x 11'10 (4.06m x 3.61m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Two

17'2 x 6'6 (5.23m x 1.98m)  
UPVC double glazed window, central heating radiator and Baxi boiler.

#### Study

7'8 x 6'10 (2.34m x 2.08m)  
Central heating radiator.

#### Bathroom

8'11 x 6'4 (2.72m x 1.93m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, PVC clad ceiling, part tiled elevation and wood effect lino flooring.

### Second Floor

### Attic Room

18'9 x 11'10 (5.72m x 3.61m)  
Velux window, central heating radiator and spotlights.

### External

#### Front

Courtyard with stone chips and flagging.

#### Rear

Enclosed paved yard.



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