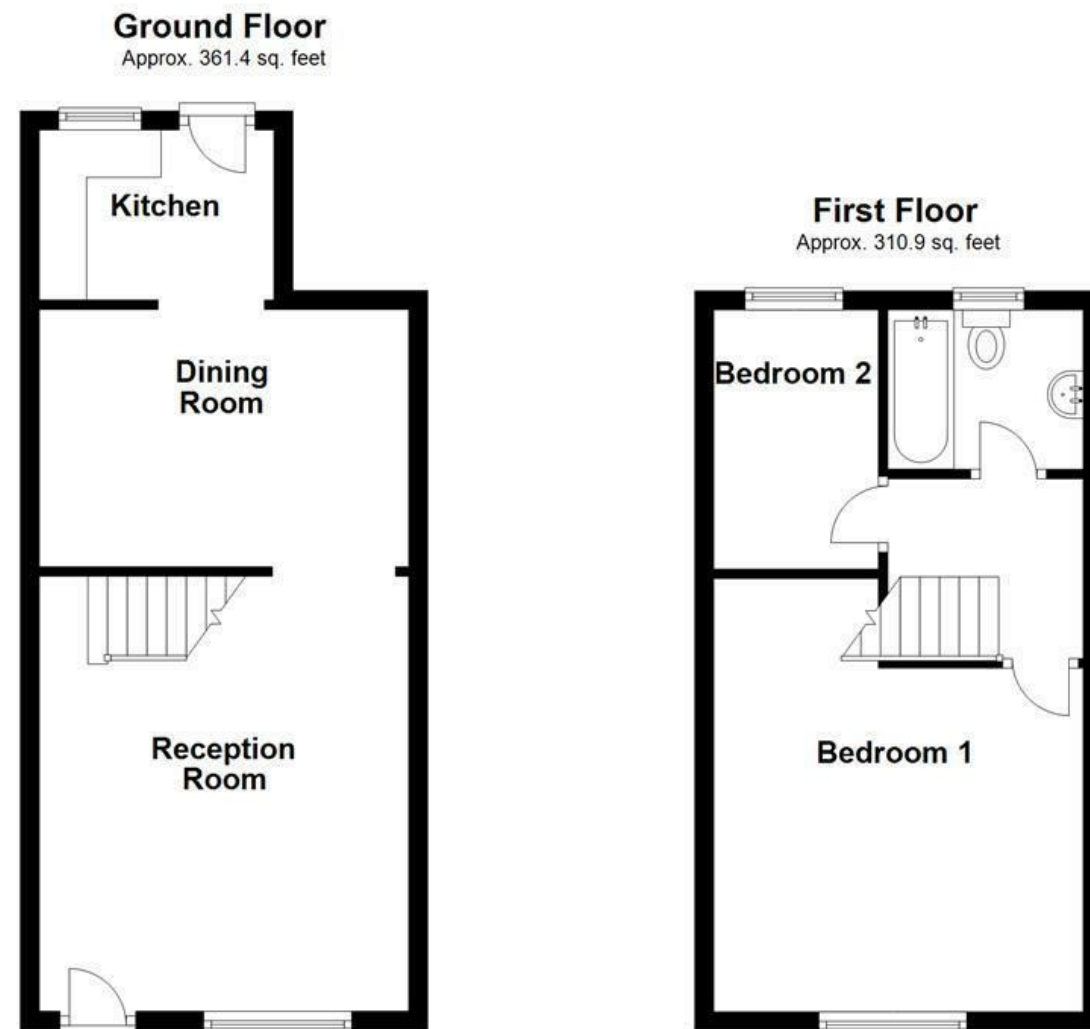




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	79
(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.



Wordsworth Street, Burnley, BB12 6QE

£695

THE PERFECT HOME

Having been presented and maintained beautifully throughout with spacious rooms, neutral decoration and open plan kitchen living space, this exceptional two bedroom mid terraced property is being proudly welcomed to the market in the highly regarded location of Burnley. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Pendle and major motorway links. This property is perfectly suited to any small family or professional couple!

The property comprises briefly; a welcoming and spacious reception room leads on to a second reception room and staircase to the first floor. The second reception room leads on to a kitchen. The first floor comprises of doors on to two bedrooms and bathroom. Externally there is an enclosed yard to the rear.

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

Wordsworth Street, Burnley, BB12 6QE

£695

 **2**  **1**  **1**  **E**

- On Road Parking
- Fitted Kitchen
- Two Bedrooms
- Nearby Amenities
- Rear Yard

Ground Floor

Reception Room One

15'01 x 12'10 (4.60m x 3.91m)
UPVC double glazed window, central heating radiator, two feature wall lights, gas fire with granite effect surfaces, two feature wall lights, open to reception room, two, stairs to the first floor.

Reception Room Two

12'10 x 8'11 (3.91m x 2.72m)
Central heating radiator, gas fire with granite effect hearth and surround, smoke alarm, feature wall light, open to kitchen.

Kitchen

8'5 x 5'11 (2.57m x 1.80m)
UPVC double glazed window, range of white panelled wall and base units, granite effect surfaces, tiled splash backs, stainless steel sink with drainer and mixer taps, integrated electric oven, four ring gas hob, extractor hood, space for fridge and washing machine, lino floor, UPVC double glazed door to rear.

First Floor

Landing

7'1 x 5'8 (2.16m x 1.73m)
Smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

15'1 x 12'1 (4.60m x 3.68m)
UPVC double glazed window, central heating radiator.

Bedroom Two

15'1 x 12'10 (4.60m x 3.91m)
UPVC double glazed window, central heating radiator.

Bedroom Two

15'3 x 9'2 (4.65m x 2.79m)
UPVC double glazed window, central heating radiator, Baxi boiler.

Bathroom

7'2 x 5'9 (2.18m x 1.75m)
UPVC double glazed frosted window, central heating radiator, panel bath with mixer taps, direct feed shower, dual flush WC, pedestal wash basin with mixer taps, tiled elevations, lino floor.

Tel: 01282507250



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