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BB10 4EJ

Linby Street, Burnley
Chain Free £95,000

• Two-bedroom mid-terraced home • Two generous reception rooms • Front sitting room currently utilised as an additional bedroom • Spacious main living room with decorative fireplace • Contemporary fitted kitchen • Generous three-piece first-floor bathroom • Enclosed low-maintenance rear yard • Leasehold with approximately 869 years remaining

A well-proportioned two-bedroom mid-terraced home offering versatile accommodation arranged over two floors and positioned on Linby Street in Burnley. The ground floor begins with an entrance area and hallway leading to two generous reception rooms, providing excellent flexibility for day-to-day living. The front sitting room is currently utilised as an additional bedroom and features a large window, neutral décor, fitted carpet and decorative ceiling coving, while the spacious main living room offers ample room for both lounge and dining furniture and includes a decorative fireplace providing an attractive focal point. To the rear is a neatly presented kitchen fitted with contemporary wall and base units, contrasting work surfaces, tiled splashbacks, inset sink, integrated oven, gas hob and extractor hood, together with an external door leading to the rear yard. The first floor provides two well-proportioned bedrooms, including a particularly spacious principal bedroom, alongside a generous three-piece bathroom with panelled bath and shower over. Externally, the property has a traditional terraced frontage and an enclosed, low-maintenance rear yard with paved and artificial grass areas together with gated access. The property is leasehold with approximately 869 years remaining and falls within Council Tax Band A. Conveniently positioned for everyday amenities, public transport and Burnley town centre, this versatile home offers practical accommodation with two reception rooms and good-sized bedrooms.

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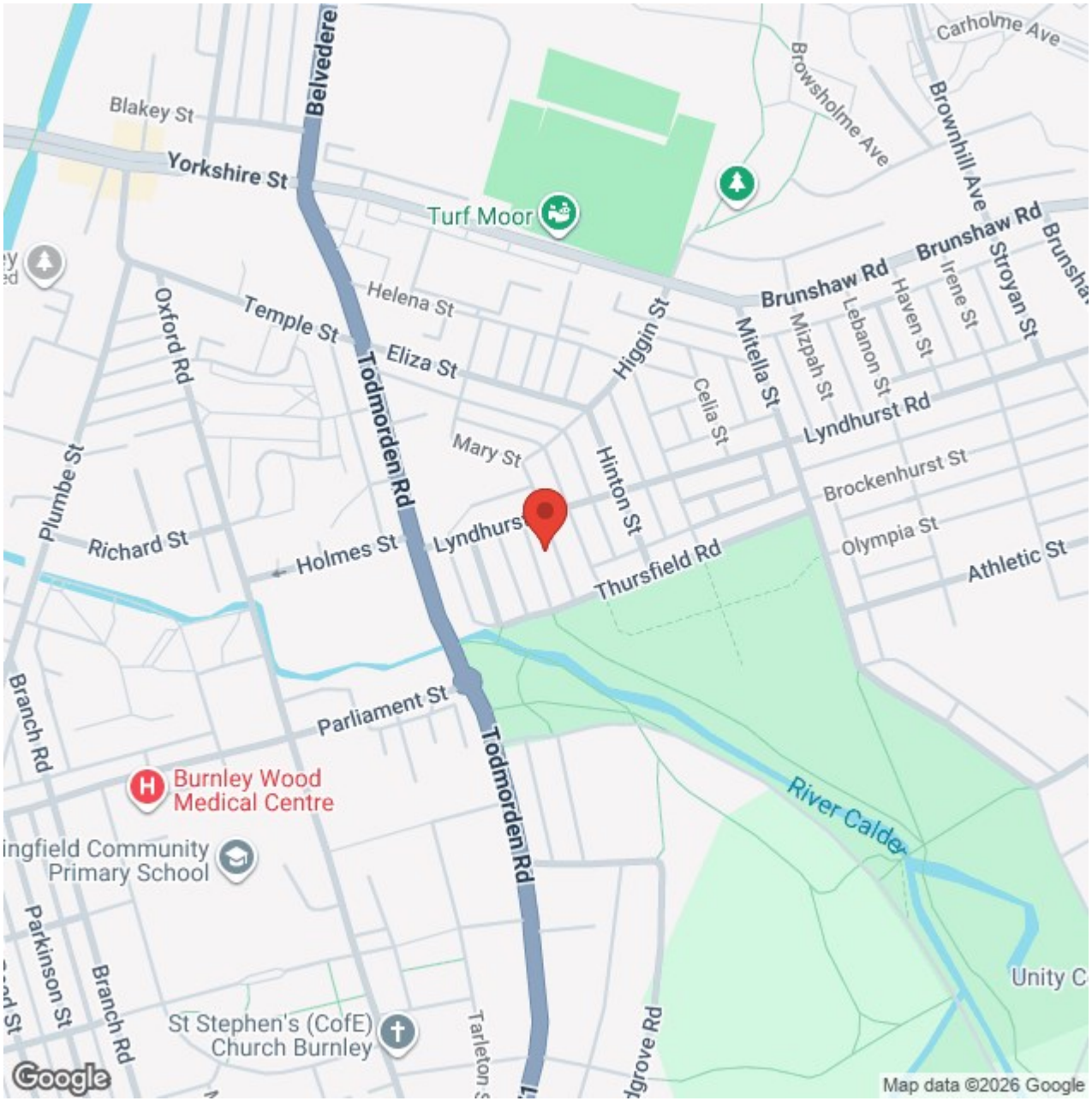
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Brownhill Ave
Brunshaw Rd
Brunshaw Rd
Stroyan St
Irene St
Haven St
Lebanon St
Mizpah St
Mitella St
Higgin St
Helena St
Temple St
Eliza St
Oxford Rd
Todmorden Rd
Celia St
Lyndhurst Rd
Mary St
Hinton St
Brockenhurst St
Olympia St
Athletic St
Plumbe St
Richard St
Holmes St
Lyndhurs
Thursfield Rd
Parliament St
Branch Rd
Burnley Wood Medical Centre
River Calder
ingfield Community Primary School
Parkinson St
Branch Rd
St Stephen's (CofE) Church Burnley
Tarleton
Todmorden Rd
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Burnley
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Lancashire

A well-proportioned two-bedroom mid-terraced home offering versatile accommodation arranged over two floors and positioned on Linby Street in Burnley. The ground floor begins with an entrance area and hallway leading to two generous reception rooms, providing excellent flexibility for day-to-day living. The front sitting room is currently utilised as an additional bedroom and features a large window, neutral décor, fitted carpet and decorative ceiling coving, while the spacious main living room offers ample room for both lounge and dining furniture and includes a decorative fireplace providing an attractive focal point. To the rear is a neatly presented kitchen fitted with contemporary wall and base units, contrasting work surfaces, tiled splashbacks, inset sink, integrated oven, gas hob and extractor hood, together with an external door leading to the rear yard. The first floor provides two well-proportioned bedrooms, including a particularly spacious principal bedroom, alongside a generous three-piece bathroom with panelled bath and shower over. Externally, the property has a traditional terraced frontage and an enclosed, low-maintenance rear yard with paved and artificial grass areas together with gated access. The property is leasehold with approximately 869 years remaining and falls within Council Tax Band A. Conveniently positioned for everyday amenities, public transport and Burnley town centre, this versatile home offers practical accommodation with two reception rooms and good-sized bedrooms.

GROUND FLOOR

ENTRANCE HALLWAY
A practical entrance area providing access into the hallway and ground floor accommodation.

SITTING ROOM 10'5" x 10'10" (3.20m x 3.31m)
A well-proportioned reception room currently utilised as a bedroom, with a large window providing plenty of natural light. Finished in neutral tones with fitted carpet, decorative ceiling coving and a radiator beneath the window, the room retains the versatility to be used as an additional reception space if preferred.

LIVING ROOM 14'0" x 13'8" (4.29m x 4.19m)
A spacious and well-proportioned main reception room with a large window providing plenty of natural light. The room is finished in neutral tones with fitted carpet and features a decorative fireplace creating a central focal point, together with ample space for both lounge and dining furniture.

KITCHEN 6'0" x 7'9" (1.83m x 2.37m)
A neatly presented kitchen fitted with a range of contemporary wall and base units, complemented by contrasting work surfaces and tiled splashbacks. The room incorporates an inset sink, integrated oven, gas hob and extractor hood, with a window providing natural light and an external door giving access to the rear yard.

FIRST FLOOR / LANDING
A first-floor landing providing access to the two bedrooms and bathroom.

BEDROOM ONE 14'1" x 10'11" (4.30m x 3.35m)
A spacious double bedroom with a large window providing plenty of natural light. The room is finished in neutral tones with fitted carpet and offers ample space for a double bed together with additional freestanding bedroom furniture or a desk area.

BEDROOM TWO 6'8" x 13'9" (2.05m x 4.21m)
A well-proportioned second bedroom with a rear-facing window providing natural light. The room is finished in neutral tones with fitted carpet and offers space for a bed together with additional bedroom furniture or a desk area.

BATHROOM 5'6" x 10'7" (1.68m x 3.25m)
A well-proportioned bathroom fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash basin and low-level WC. A rear-facing window provides natural light, while the room is finished with practical flooring and neutral décor.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/linbystreetburnley

LOCATION
Linby Street is situated within an established residential area of Burnley, conveniently positioned for a range of everyday amenities and public transport connections. Local shops and supermarket facilities are available nearby, while Turf Moor and Burnley town centre are also readily accessible. Bus services operate close to the property, with Burnley Manchester Road and Burnley Central railway stations providing further transport connections. The location also offers straightforward access to the wider Burnley area and surrounding East Lancashire road network.

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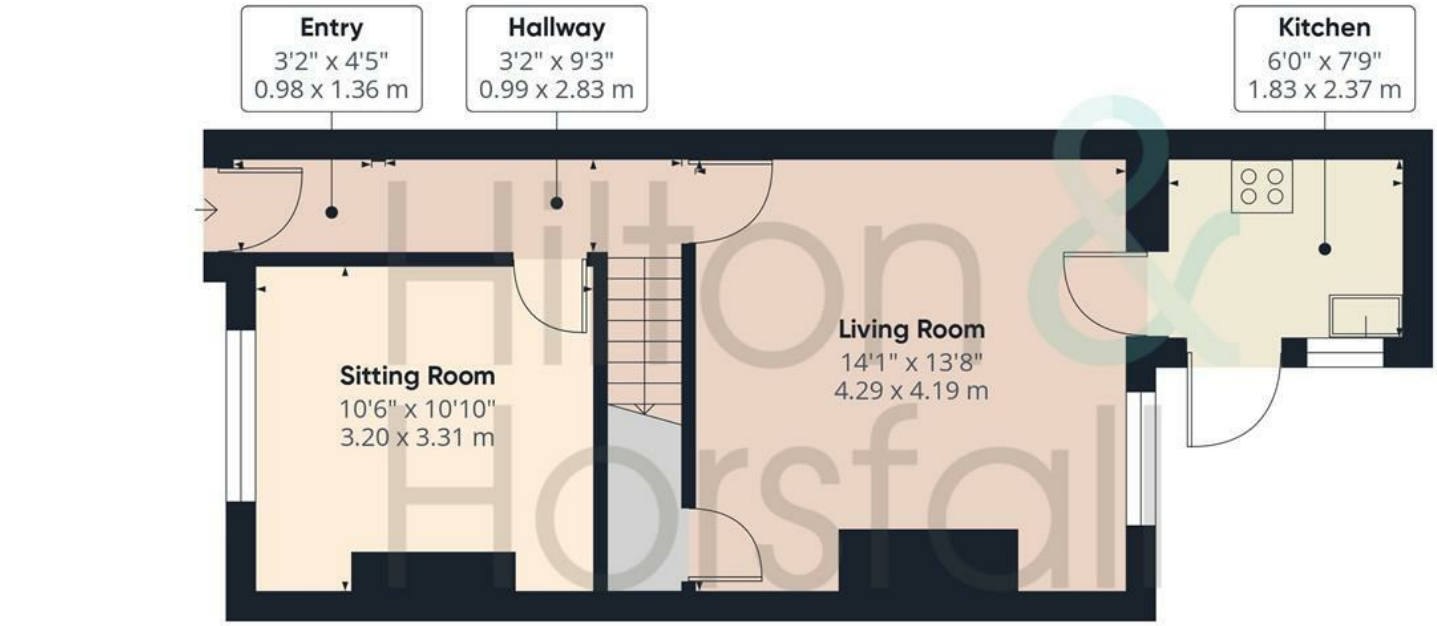

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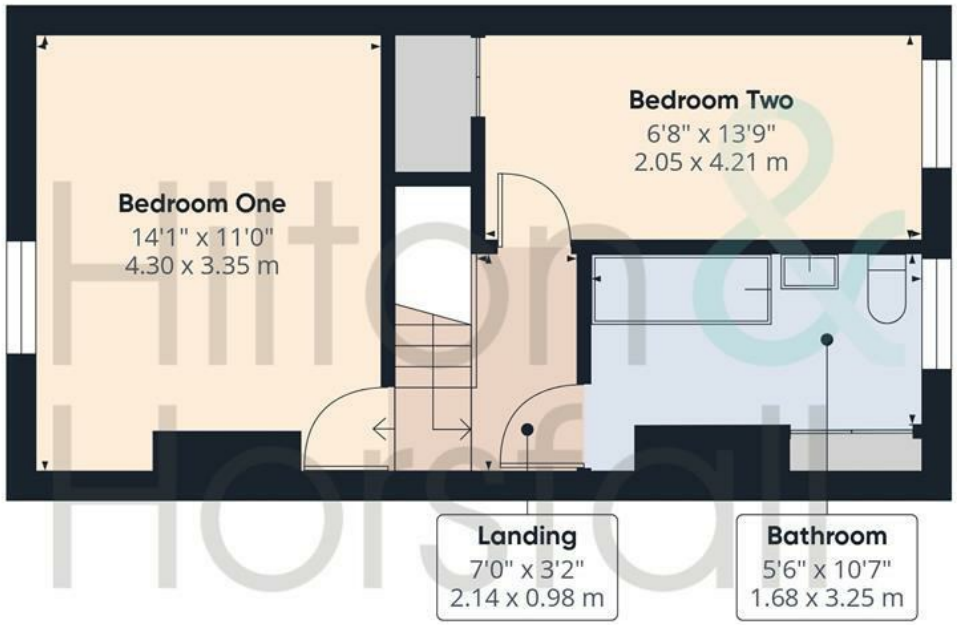
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OUTSIDE

Externally, the property has a traditional terraced frontage opening directly onto the street. To the rear is an enclosed, low-maintenance yard incorporating paved areas and an artificial grass section, together with gated access providing a practical outdoor space for seating and everyday use.



Ground Floor



Floor 1



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Approximate total area(1)

768 ft²

71.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


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