





Hilton &  
Horsfall



BB10 2EP

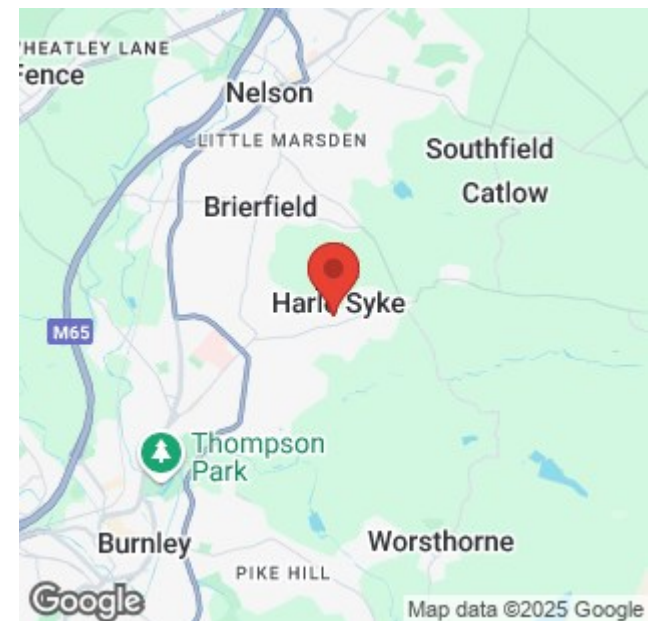
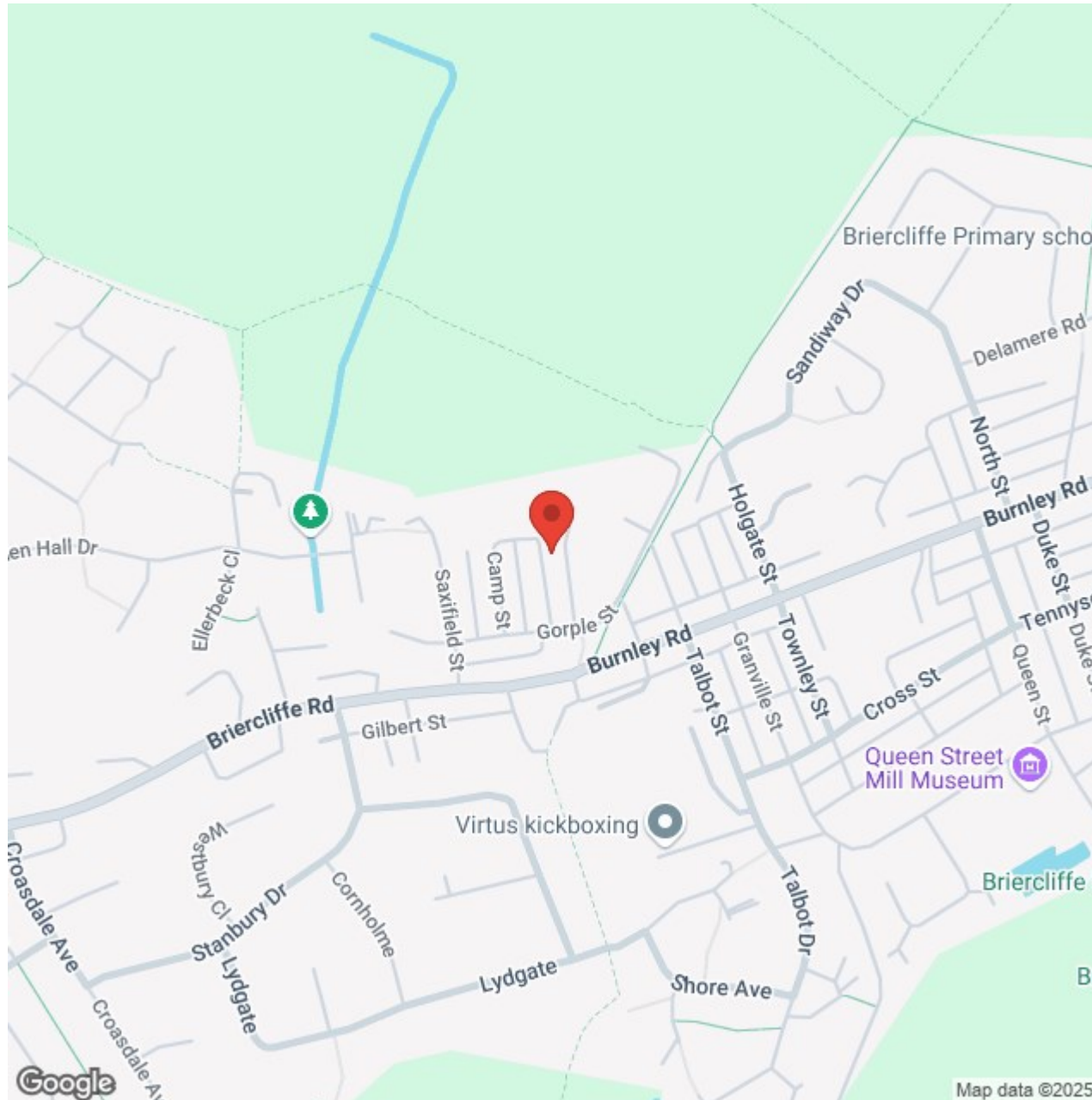
## Cuerdale Street, Burnley

### Offers In The Region Of £134,950

A beautifully presented THREE bedroomed dwelling located in a sought after part of town, local amenities, schools and transport links are all located close by. The M65 motorway is a short drive away giving easy access to Colne, Preston, Manchester and beyond. Briefly comprising of: a spacious opened planned living room / dining room and a modern fitted kitchen with access out to the rear yard. On the first floor you will find two well proportioned rooms and a contemporary three piece bathroom suite. On the second floor you will find a further double bedroom. Externally to the rear is an enclosed yard with ample space for garden furniture. Early viewings are advised to avoid disappointment. Perfect for a first time buyer or small family. Council Tax Band 'A'. Leasehold.











## Lancashire

A beautifully presented THREE bedroomed dwelling located in a sought after part of town, local amenities, schools and transport links are all located close by. The M65 motorway is a short drive away giving easy access to Colne, Preston, Manchester and beyond. Briefly comprising of: a spacious opened planned living room / dining room and a modern fitted kitchen with access out to the rear yard. On the first floor you will find two well proportioned rooms and a contemporary three piece bathroom suite. On the second floor you will find a further double bedroom. Externally to the rear is an enclosed yard with ample space for garden furniture. Early viewings are advised to avoid disappointment. Perfect for a first time buyer or small family. Council Tax Band 'A'. Leasehold.

### MAIN DESCRIPTION

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### GROUND FLOOR

#### LIVING/ DINING ROOM 26'2" x 13'10" (8.001 x 4.238)

A family sized room with a 1x radiator, 1x uPVC window to the front elevation, a television point, 1x radiator and open plan access through to the dining room which has 1x radiator, 1x uPVC doors leading to the rear yard, recessed spotlights and ample room for a dining table and chairs.

#### KITCHEN 5'8" x 11'11" (1.747 x 3.656)

Having a range of fitted wall and base units, 4x ring electric hob and oven, plumbing for a washing machine, a stainless steel inset sink with a chrome mixer tap, integrated fridge/ freezer, an integrated dishwasher, 1x large uPVC double glazed window to the side elevation and a uPVC double glazed door leading out to the rear yard.

### FIRST FLOOR

With stairs leading up to:

#### BEDROOM ONE 10'9" x 14'3" (3.287 x 4.358)

A room of double proportions with 1x uPVC double glazed window to the front elevation, 1x radiator and a TV point.

#### BEDROOM TWO 10'0" x 14'8" (3.064 x 4.471)

A well proportioned 'L' shaped room with 1x radiator, 1x uPVC window to the rear and a large storage cupboard.

### BATHROOM

A 3-piece bathroom suite comprising of: a large shower cubicle with a rainfall shower head, a pedestal sink with chrome taps, 1x chrome towel radiator, recessed spotlights and a LED vanity mirror.

### SECOND FLOOR

With stairs leading up to:

#### ATTIC ROOM 12'6".x 15'9" (3.826.x 4.815)

Another room of double proportions with a TV point, storage in the eaves, 1x VELUX window and 1x radiator.

### EXTERNAL

Externally to the rear there is a secure flagged yard.

### ADDITIONAL INFORMATION

Leasehold- £8.15 a year

### PUBLISHING

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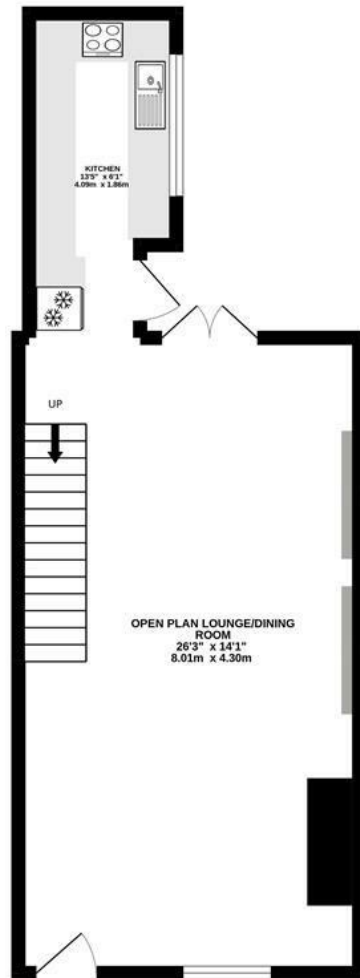
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## OUTSIDE

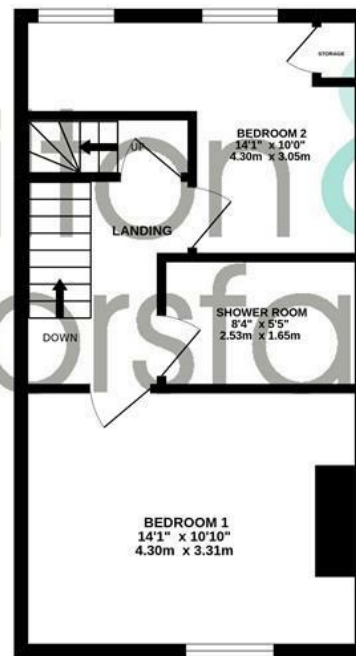
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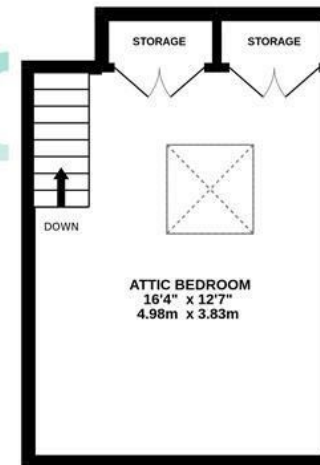
GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



2ND FLOOR  
226 sq.ft. (21.0 sq.m.) approx.



25 CUERDALE STREET - MARKETING BY HILTON & HORSFALL

TOTAL FLOOR AREA : 1026 sq.ft. (95.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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