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Yale
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BB11 3LF

Dall Street, Burnley

Offers In The Region Of £140,000

• No onward chain • Modern two-bedroom townhouse • Spacious living room with French doors to the garden • Fitted dining kitchen • Enclosed low-maintenance rear garden • Private driveway providing off-road parking

An excellent opportunity to acquire this modern two-bedroom townhouse situated within a popular residential development on the outskirts of Burnley. Well presented throughout and offered to the market with no onward chain, this property would make an ideal purchase for first-time buyers, investors or those looking to downsize. The accommodation briefly comprises an entrance hallway, useful ground floor W.C., fitted dining kitchen and a spacious living room to the rear with French doors opening onto the garden. To the first floor is a central landing leading to two well-proportioned double bedrooms and a modern three-piece bathroom suite. Externally, the property benefits from a private driveway providing off-road parking to the front, whilst to the rear is an enclosed, low-maintenance garden incorporating a paved patio and artificial lawn, creating an ideal space for relaxing and entertaining. Early viewing is highly recommended to avoid disappointment.

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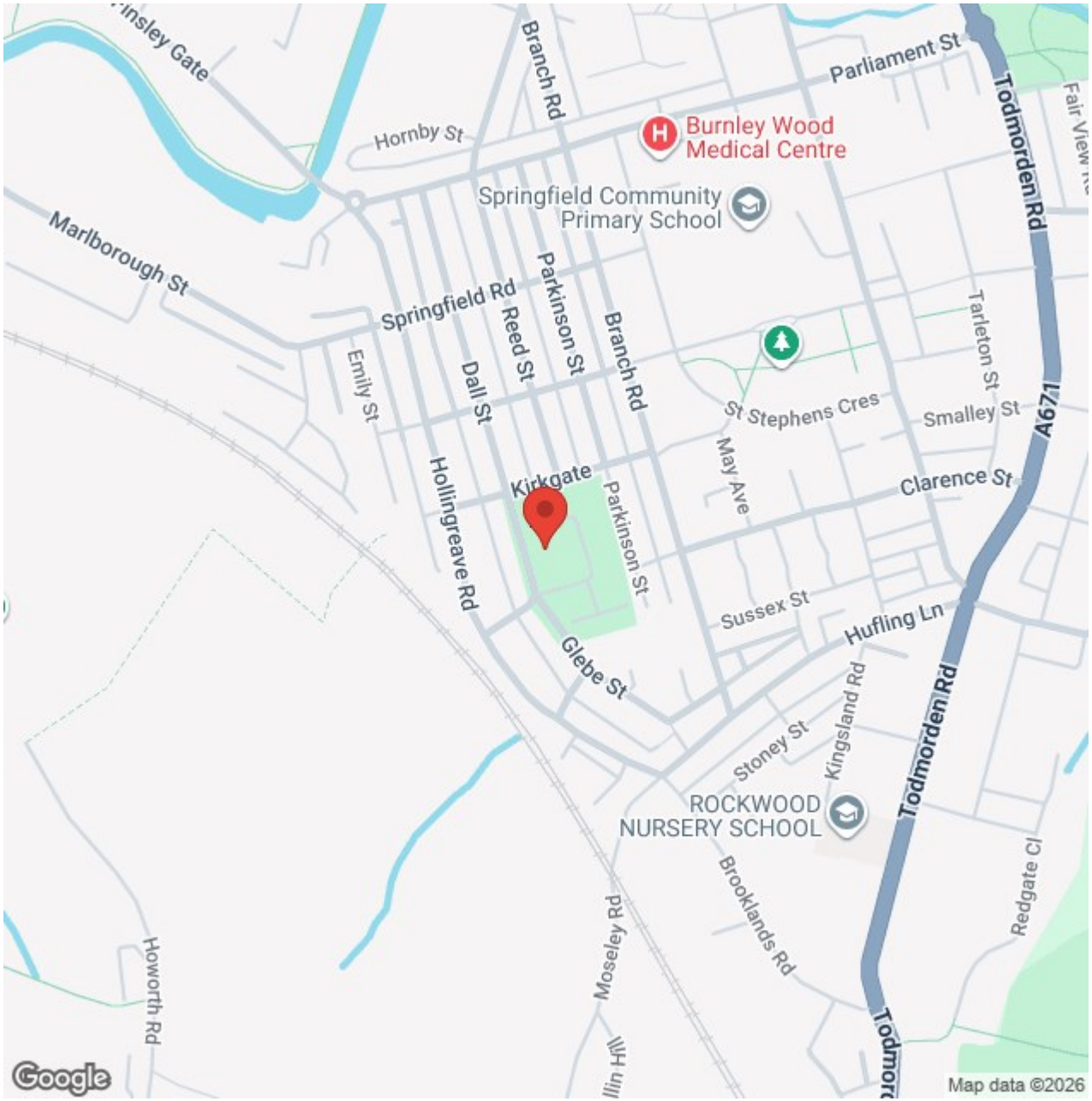
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Springfield Rd
Reed St
Parkinson St
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Emily St
Dall St
Tarleton St
St Stephens Cres
Smalley St
A671
Todmorden Rd
Fair View
Kirkgate
Hollingreave Rd
Parkinson St
May Ave
Clarence St
Sussex St
Hufling Ln
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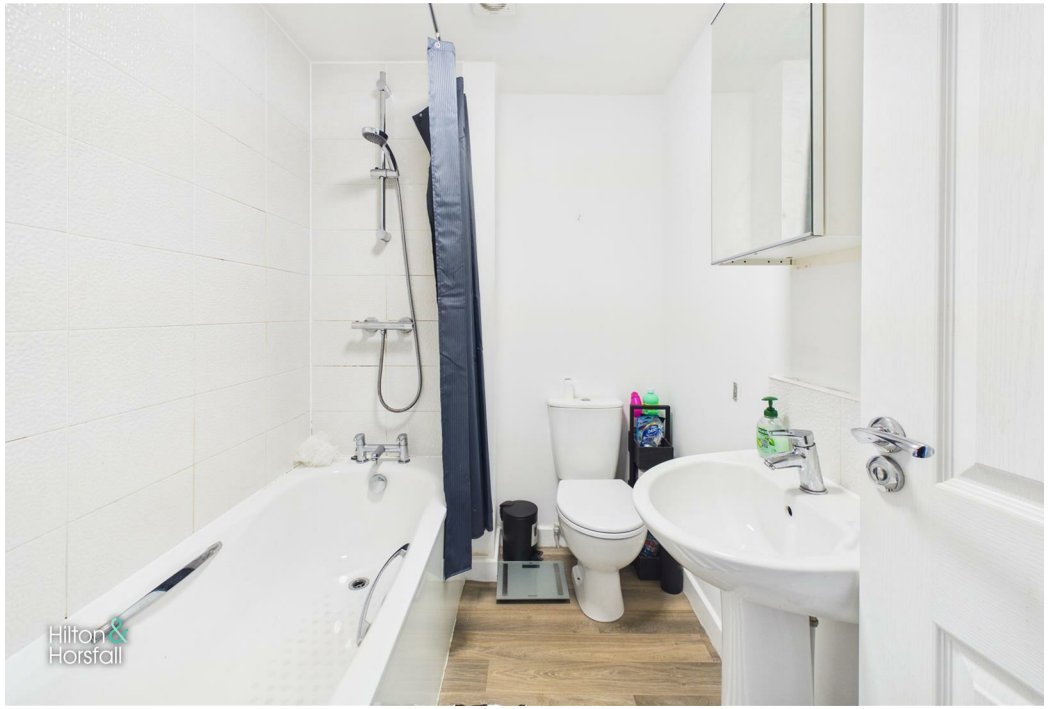
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GROUND FLOOR

ENTRANCE HALLWAY

LIVING ROOM 10'5" x 13'5" (3.20m x 4.09m)

A bright and inviting reception room positioned to the rear of the property, offering ample space for both relaxing and entertaining. The room benefits from contemporary décor, fitted carpet flooring and useful built-in display alcoves surrounding a feature media wall. Double French doors open directly onto the rear garden, allowing plenty of natural light to flood the room whilst providing a seamless connection between the indoor and outdoor living spaces. A comfortable and versatile room, ideal for modern day living.

KITCHEN 11'6" x 7'4" (3.52m x 2.24m)

A modern fitted kitchen offering a range of matching wall and base units with contrasting work surfaces and complementary splashbacks. The room incorporates an inset sink and drainer, four-ring gas hob with extractor above, electric oven and space for freestanding appliances including a fridge freezer, washing machine and tumble dryer. A window overlooking the front elevation provides natural light, whilst there is ample space for a dining table, making this a practical and sociable space for everyday cooking and dining. Contemporary flooring and neutral décor complete the room.

GROUND FLOOR WC 4'8"nm x 2'11" (1.44nm x 0.90m)

A useful addition to the home, the ground floor W.C. is fitted with a two-piece suite comprising a low-level W.C. and pedestal wash basin with complementary tiled splashbacks. Conveniently positioned off the entrance hallway, this practical space is ideal for visiting guests and everyday family living.

FIRST FLOOR / LANDING

BEDROOM ONE 8'8" x 11'9" (2.65m x 3.60m)

A well-proportioned double bedroom positioned to the front of the property, offering ample space for a double bed and additional bedroom furnishings. The room benefits from a large window allowing for plenty of natural light, neutral décor and fitted carpet flooring, creating a bright and comfortable environment. A pleasant and versatile bedroom well suited to a range of purchasers.

BEDROOM TWO 7'7" x 14'4" (2.32m x 4.39m)

A generous second double bedroom positioned to the rear of the property, enjoying a pleasant outlook over the garden. The room offers ample space for a double bed and additional bedroom furniture, whilst the large window provides plenty of natural light throughout the day. Finished with neutral décor and fitted carpet flooring, this well-proportioned room would make an ideal guest bedroom, children's room or home office if required.

BATHROOM 6'2" x 3'4" (1.89m x 1.03m)

Fitted with a modern three-piece suite comprising a panelled bath with shower attachment and glazed screen, pedestal wash hand basin and low-level W.C. The bathroom is complemented by attractive tiled walls surrounding the bathing area, contemporary flooring and a useful wall-mounted storage cabinet. A clean, bright and functional space designed to cater for everyday family requirements.

360 DEGREE VIRTUAL TOUR

https://tour.giraffe360.com/dall-street-burnley

LOCATION

Situated within a modern residential development just off Dall Street, this property enjoys a convenient position with excellent access to Burnley town centre and a wide range of local amenities. Nearby you'll find supermarkets, schools, leisure facilities and regular public transport links, whilst the M65 motorway network is only a short drive away, making it ideal for those commuting towards Preston, Blackburn and Manchester. Combining convenience with a pleasant residential setting, this location is well suited to first-time buyers, young professionals and investors alike.

PUBLISHING

PROPERTY DETAIL

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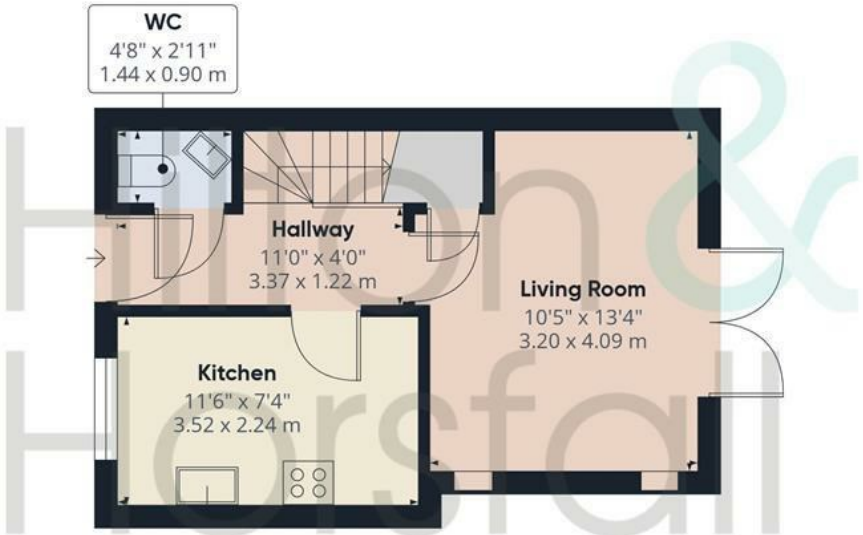
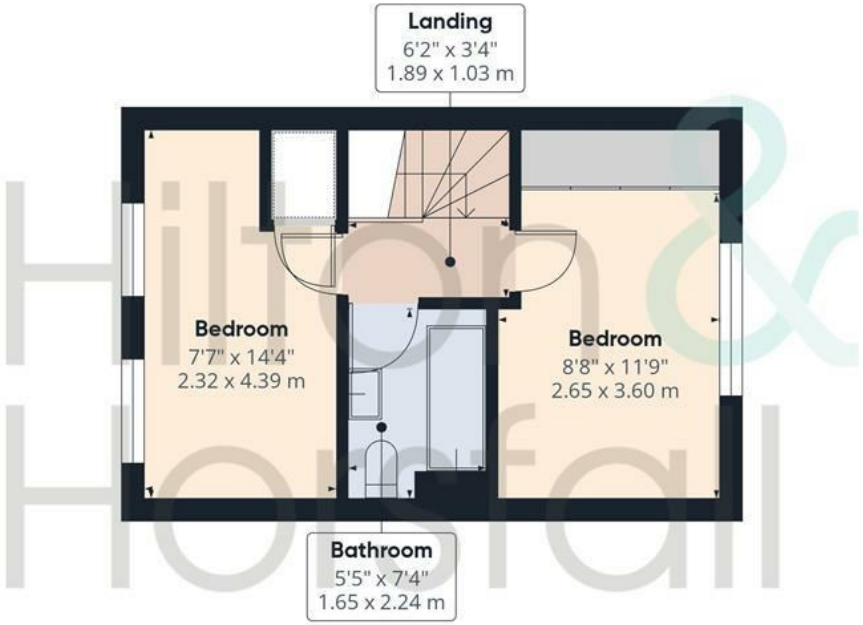
OUTSIDE

Externally, the property benefits from a private driveway to the front providing valuable off-road parking. To the rear is an enclosed garden designed with ease of maintenance in mind, featuring a generous paved patio area and an artificial lawn, creating the perfect space for outdoor dining, entertaining friends and family or simply enjoying the warmer months. The garden is enclosed by timber fencing, offering a good degree of privacy and security.



Ground Floor



Floor 1

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Approximate total area[1]

584 ft²

54.3 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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