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BB12 6DW

Dugdale Road, Burnley
By Auction £105,000

• Three-bedroom bay-fronted mid-terraced home • Two separate reception rooms • Generous living and dining room • Fitted kitchen with direct access to the rear yard • Principal bedroom with extensive fitted wardrobes • Useful attic storage with power, lighting and roof window • Enclosed paved rear yard • For Sale by Modern Auction – T & C's apply • Buyers Fees Apply • Subject to Reserve Price

A well-proportioned three-bedroom bay-fronted mid-terraced home occupying an established position on Dugdale Road in Burnley. Offering generous accommodation arranged over two floors, the property provides a practical layout well suited to a range of purchasers. An entrance vestibule opens into the hallway, leading to a comfortable front sitting room where the prominent bay window brings in plenty of natural light and a feature fireplace creates an attractive focal point. To the rear is a generous living and dining room providing ample space for both dining and additional freestanding furniture, complemented by a further feature fireplace and convenient access into the adjoining fitted kitchen. The kitchen incorporates a range of wall and base units, complementary work surfaces, integrated cooking appliances and direct access to the rear yard. Upstairs, the first-floor landing serves three bedrooms and the family bathroom. Bedroom One is a particularly generous double room with an extensive range of fitted wardrobes, while the second bedroom also offers good proportions and Bedroom Three provides a useful single bedroom, guest room or home office. The bathroom is fitted with a three-piece suite and finished in a bright neutral scheme. A loft hatch with retractable ladder provides access to a useful attic storage area benefiting from power, lighting and a Velux-style roof window; this space is not classed as habitable accommodation. Externally, the property has an enclosed paved rear yard, while the bay-fronted elevation gives the home a distinctive street presence. Dugdale Road is a popular residential location with everyday amenities close at hand, including a local shop and JJ's Burnley at The Dugdale nearby. Leasehold. Council Tax Band A.

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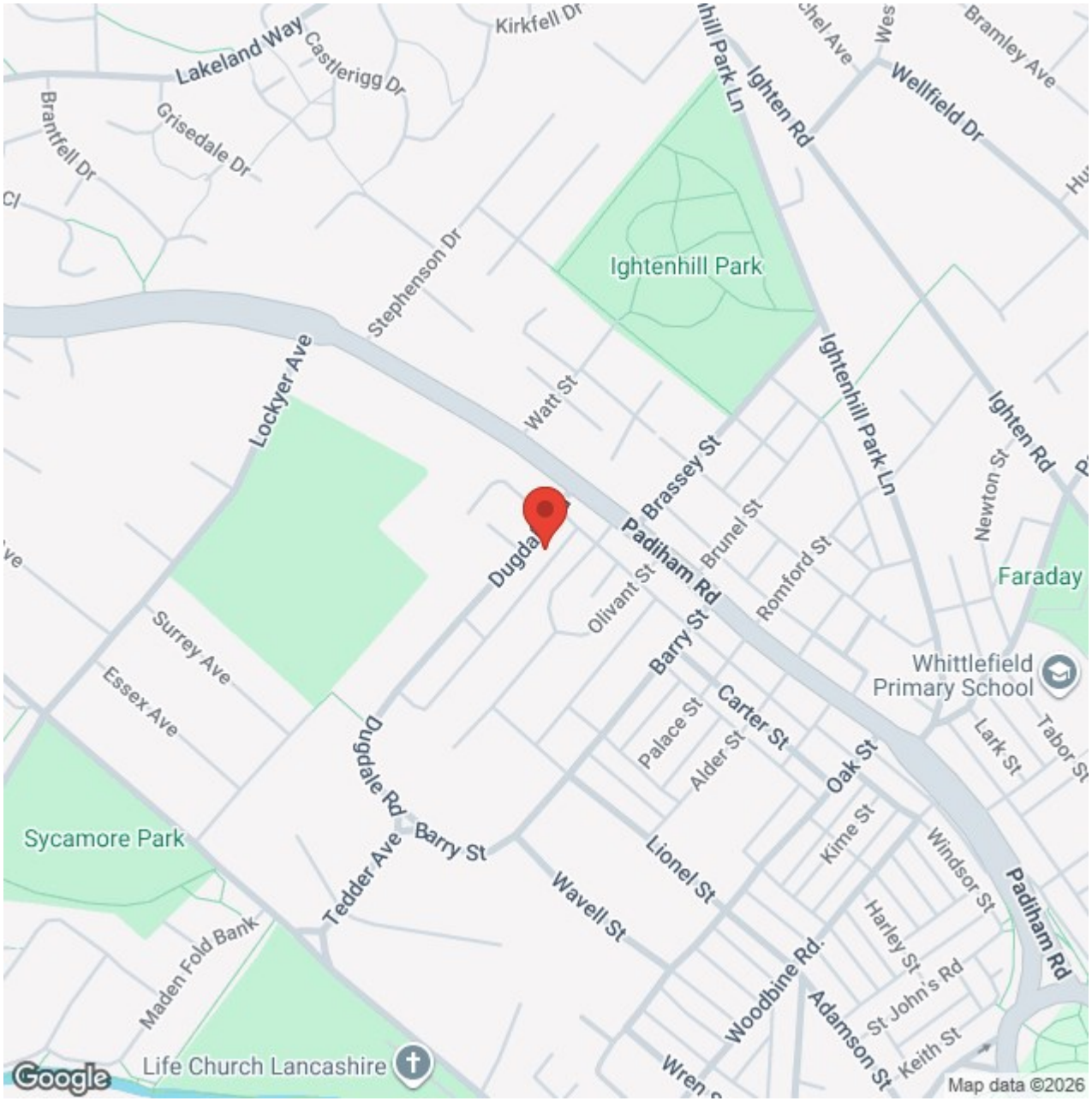
BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024


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Stephenson Dr
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Lockyer Ave
Watt St
Brassey St
Padiham Rd
Ightenhill Park Ln
Newton St
Brunel St
Olivant St
Romford St
Faraday
Whittlefield Primary School
Surrey Ave
Essex Ave
Barry St
Carter St
Palace St
Alder St
Oak St
Lark St
Tabor St
Dugdale Rd
Sycamore Park
Tedder Ave
Lionel St
Wavell St
Kime St
Windsor St
Harley St
St John's Rd
Keith St
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Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY
A welcoming entrance vestibule with a glazed entrance door allowing natural light into the space, complemented by decorative wall panelling and characterful décor. An internal door leads through into the hallway and onward to the ground floor accommodation.

SITTING ROOM 12'8" x 9'4" (3.87m x 2.87m)
A well-proportioned front sitting room featuring a prominent bay window which brings in plenty of natural light. The room also benefits from decorative ceiling coving, fitted carpet and a feature fireplace creating a clear focal point, with ample space for a range of lounge furniture.

LIVING / DINING ROOM 14'0" x 13'2" (4.28m x 4.02m)
A generous living and dining room providing ample space for a substantial dining table alongside additional freestanding furniture. The room benefits from a feature fireplace, decorative ceiling coving, a rear-facing window providing natural light and a practical connection through to the adjoining kitchen.

KITCHEN 14'1" x 6'5" (4.30m x 1.96m)
A fitted kitchen arranged with a range of wall and base units, complementary work surfaces and an inset sink positioned beneath the rear-facing window. The room also incorporates integrated cooking appliances, space for further appliances, recessed ceiling lighting and direct access to the rear yard.

FIRST FLOOR / LANDING
A practical first-floor landing providing access to the bedrooms and bathroom. A loft hatch with retractable ladder gives access to the attic space above, which benefits from power, lighting and a Velux-style roof window. The attic is used for storage purposes only and is not a habitable room, with access provided by the retractable ladder rather than a permanent staircase.

BEDROOM ONE 10'9" x 14'4" (3.28m x 4.38m)
A generous double bedroom offering excellent proportions and plenty of space for additional furniture. The room benefits from an extensive range of fitted wardrobes providing useful storage, together with a large window allowing plenty of natural light and fitted carpet underfoot.

BEDROOM TWO 11'8" x 7'2" (3.57m x 2.19m)
A well-proportioned second bedroom with space for a bed and a range of freestanding bedroom furniture. A window provides natural light, while fitted carpet and a feature wall complete the room.

BEDROOM THREE 8'6" x 6'11" (2.60m x 2.12m)
A compact third bedroom with a window providing natural light and space for a single bed together with additional freestanding furniture. The room is finished with fitted carpet and offers flexibility as a child's bedroom, guest room or home office.

BATHROOM 8'3" x 5'5" (2.52m x 1.67m)
A well-presented family bathroom fitted with a three-piece suite comprising a panelled bath, wash hand basin and low-level WC. The room is finished with complementary wall panelling, patterned flooring and a bright neutral colour scheme.

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

LOCATION
Dugdale Road is an established residential street in Burnley, conveniently positioned for a range of everyday amenities and services. A local shop is situated close by, while JJ's Burnley at The Dugdale is located on Dugdale Road itself, providing a nearby café-style dining option. The wider Burnley area offers extensive shopping, leisure and employment facilities, together with road links towards surrounding East Lancashire towns and the M65 motorway network. The location therefore offers a practical base for buyers wanting access to Burnley and the surrounding area while remaining close to day-to-day amenities.

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AUCTIONEERS COMMENTS
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.


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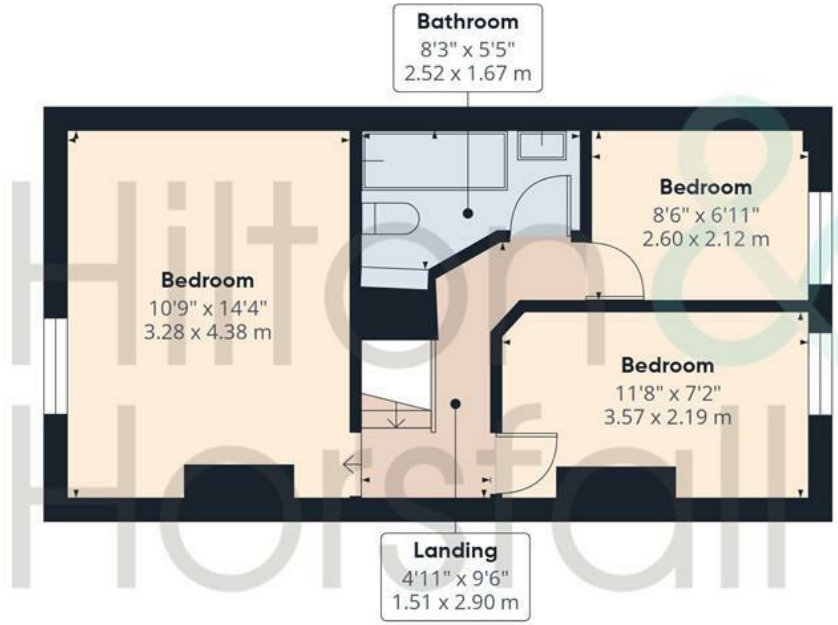
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OUTSIDE

Externally, the property presents an attractive bay-fronted elevation with a small enclosed frontage setting the house back from the pavement. To the rear is an enclosed paved yard providing a practical, low-maintenance outside space, with a raised section beyond and boundary walls offering separation from neighbouring properties.



Ground Floor



Floor 1

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Approximate total area(1)

849 ft²

78.7 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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75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024