



269 Manchester Road

Burnley

Offers in the Region of: £225,000



Pendle Hill
Properties



269 Manchester Road, Burnley
**£225,000 Offers in the
Region of**

A great opportunity to purchase this stunning bay fronted five-bedroom terraced property located close to major transport links briefly comprises an open plan kitchen/dining room, two lounges, five double bedrooms, bathroom, rear patio, and parking.



LOUNGE

A spacious lounge with a large, double-glazed bay window overlooking the front of the property briefly comprises a central gas fireplace with mantel, laminate flooring, radiator, ceiling light point, and wall light points.

KITCHEN / DINING ROOM

A fully fitted kitchen with a range of base and wall mounted units with complimentary granite worktops briefly comprises a freestanding dual fuel range cooker with five ring gas hob and overhead extractor, integrated fridge/freezer, and dishwasher, granite composite sink with spray mixer tap, tiled splashback, vinyl flooring, under cabinet lighting, ceiling spotlights, and two double-glazed windows to the rear.

The open plan dining room briefly comprises vinyl flooring, ceiling spotlights, radiator, and a upvc door to the rear.

SECOND LOUNGE

Another spacious lounge with a large, double-glazed window overlooking the rear of the property briefly comprises a central gas fireplace, laminate flooring, radiator, and ceiling light points.

BEDROOM ONE

A spacious double bedroom located on the first floor with a double-glazed window overlooking the rear of the property briefly comprises integrated wardrobes, carpeted flooring, radiator, and ceiling spotlights.

BEDROOM TWO

Another double bedroom located on the first floor with a double-glazed window overlooking the front briefly comprises integrated wardrobes, carpeted flooring, radiator, and ceiling light point.

BATHROOM

A family bathroom briefly comprising a jacuzzi bath with shower and jets, walk-in shower cubicle with overhead rainfall attachment, low-level wc, storage basin sink, towel warmer, tiled flooring, tiled walls, ceiling spotlights, and a frosted window.

BEDROOM THREE

The third bedroom briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the front.

BEDROOM FOUR

The fourth bedroom located on the second floor briefly comprises carpeted flooring, radiator, ceiling light point, Velux window, and eaves storage.

BEDROOM FIVE

The fifth double bedroom briefly comprises integrated storage, carpeted flooring, radiator, ceiling light point, and Velux window.

GARDEN STOREROOM

Accessed through the rear patio providing a large storage space briefly comprises a water point, space for a washing machine/dryer, ceiling light point, and a double-glazed window.

EXTERNAL

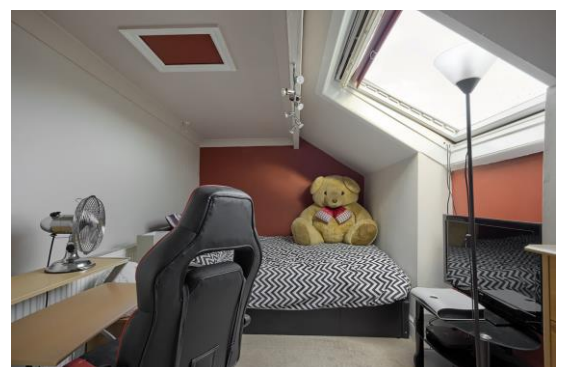
To the rear is a large fenced in Indian stone patio with electric points and provides access to the parking space with EV charger.

The front of the property boasts a small garden.

ADDITIONAL INFORMATION

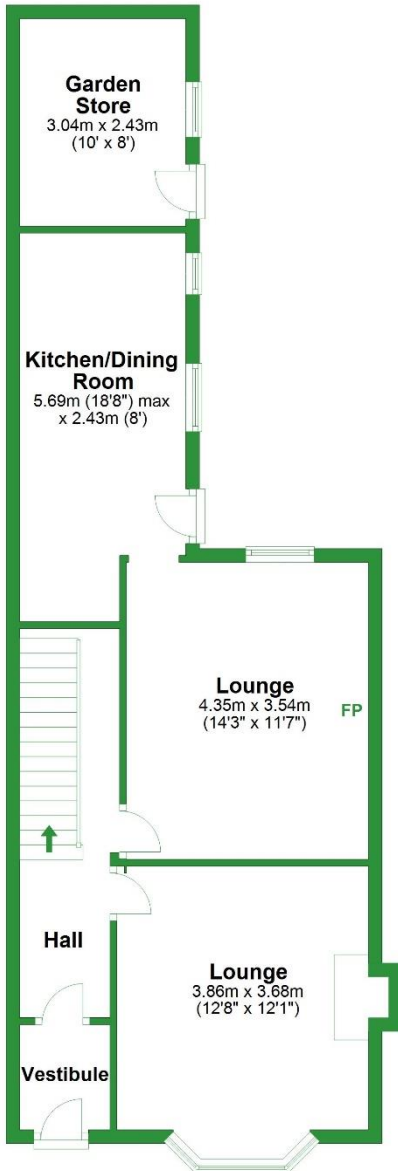
Tenure = Leasehold, 871 years remaining

Council Tax Band = C



Ground Floor

Approx. 62.0 sq. metres (667.2 sq. feet)

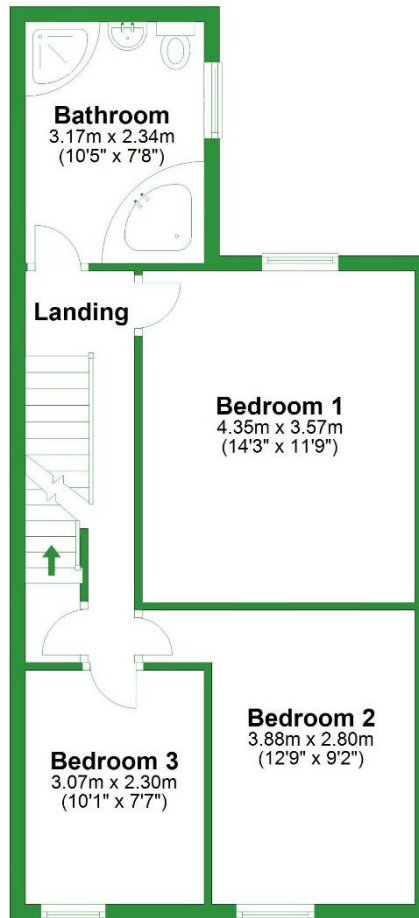


Total area: approx. 135.8 sq. metres (1461.6 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

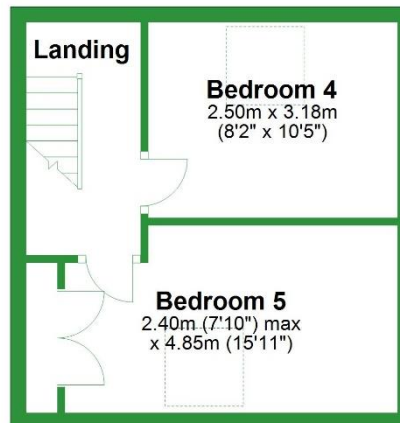
First Floor

Approx. 50.1 sq. metres (538.9 sq. feet)



Second Floor

Approx. 23.7 sq. metres (255.6 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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