



# Falcon & Foxglove

**19 Langwyth Road, Burnley BB10 3JX**



Offered for sale with no chain is this two bedroom detached bungalow in this sort after area of town. Briefly comprising of a spacious lounge, dining room, conservatory, breakfast kitchen, utility room, two bedrooms and a shower room. The property also benefits from double glazing, gas central heating, private drive, garage, front & rear gardens.

Located near to local shopping facilities, infant/junior schools, and bus routes to the town centre. The property is only a few minutes drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

- Two Bedrooms
- Spacious Lounge
- Dining Room
- Conservatory
- Utility Room
- EPC Rating C
- Freehold
- Council Tax Band C
- Private Drive & Garage
- Front & Rear Gardens

**£275,000 No Chain**



**Falcon & Foxglove Estate Agents Limited,  
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**Entrance Hallway**  
**4.68m x 1.77m (15ft 4" x 5ft 9")**

Carpeted flooring

Central heating radiator

Storage Cupboard

Loft access

**Lounge**  
**4.85m x 3.56m (15ft 11" x 11ft 8")**

Double glazed window to the front of the property

Carpeted flooring

Marble fireplace with living flame gas fire

Two central heating radiators

Wall lights



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**Dining Room**  
**3.42m x 2.30m (11ft 2" x 7ft 6")**

Carpeted flooring

Central heating radiator

Patio doors leading to the conservatory



**Conservatory**  
**4.41m x 2.96m (14ft 5" x 9ft 8")**

UPVC construction

Carpeted flooring

Electric radiator



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**Breakfast Kitchen**  
**3.57m x 2.42m (11ft 8" x 7ft 11")**

Double glazed window to the rear of the property

Karndean flooring

Fitted wall and base units

Laminate work surfaces

1 ½ bowl stainless steel sink unit

Integrated electric oven and hob with cooker hood over

Integrated dishwasher

Integrated fridge

Central heating radiator

Breakfast dining area



**Utility Room**  
**3.00m x 1.80m (9ft 10" x 5ft 10")**

Double glazed windows to the side and rear of the property

Fitted wall and base units with laminate work surfaces and a stainless steel sink unit

Plumbing for automatic washing machine and tumble dryer



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**Bedroom One**  
**3.64m x 3.57m (11ft 11" x 11ft 8")**

Double glazed windows to the front of the property

Carpeted flooring

Fitted wardrobes

Central heating radiator



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**Bedroom Two**  
**3.57m x 3.18m (11ft 8" x 10ft 5")**

Double glazed windows to the rear of the property

Carpeted flooring

Fitted wardrobes

Central heating radiator



**Shower Room**  
**2.50m x 1.76m (8ft 2" x 5ft 9")**

Double glazed frosted window to the rear of the property

Shower cubicle with thermostatic shower over

Vanity unit with hand wash basin and low level w.c.

Laminate tile flooring

Towel radiator



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**Garage**  
4.92m x 3.00m (16ft 1" x 9ft 10")

Electric up and over doors

Power and lighting

**Rear Garden**

Mature shrubs and plants

Artificial grass

Patio areas

Water tap



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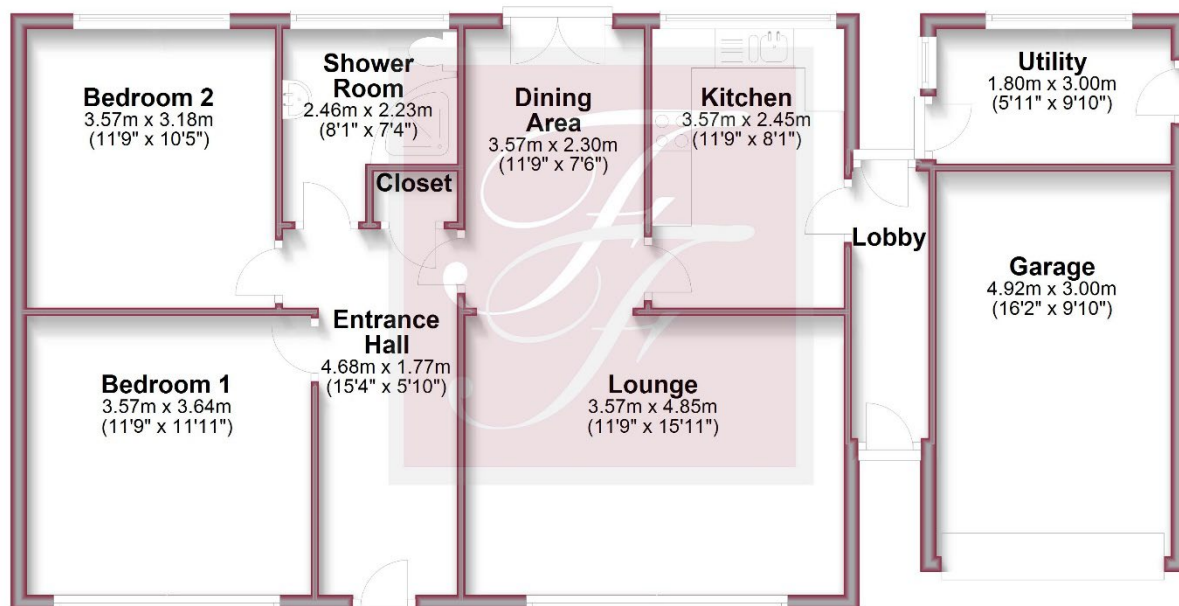
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## Ground Floor

Approx. 100.5 sq. metres (1081.5 sq. feet)



Total area: approx. 100.5 sq. metres (1081.5 sq. feet)

Please note: Plans are to show room locations only and are not to scale

### NOTES:

**VIEWING:** Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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