



13 Reed Street

Burnley, Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two Reception Rooms
- Two Well-Proportioned Bedrooms
- No Chain - Leasehold
- Council Tax Band A
- Popular Location
- Recently Renovated

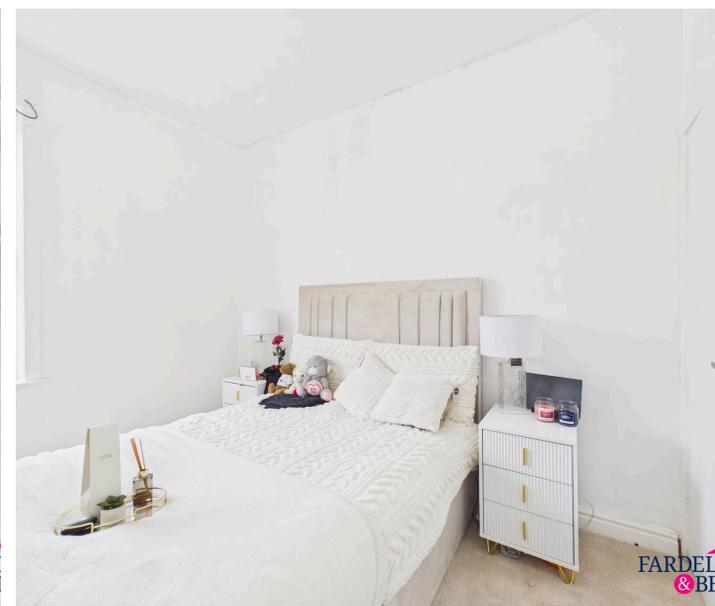
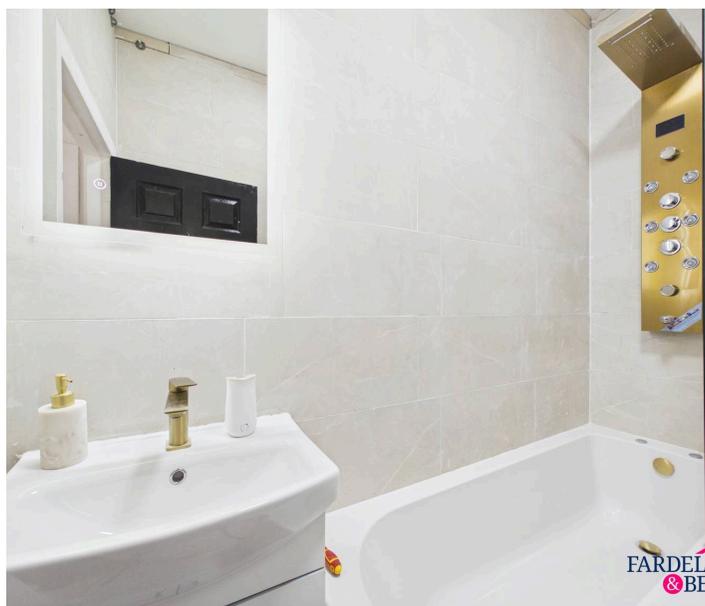


Ground Floor

The ground floor of this terraced property offers a well-balanced layout featuring two reception rooms and a separate kitchen. Upon entering, you are welcomed into the front reception room, a versatile space ideal for use as a sitting room or dining area. This room benefits from a front-facing aspect and a practical layout. Moving through, the property opens into a second reception room, positioned centrally. This larger space serves as the main living area and provides access to the staircase leading to the first floor. It offers ample room for seating and entertaining, with a natural flow through to the kitchen. To the rear, the kitchen is arranged in a galley-style layout, providing worktop space and room for essential appliances.

First Floor

The first floor offers two well-proportioned bedrooms, both providing comfortable accommodation with space for freestanding furniture. A well-finished bathroom serves the floor, fitted with modern sanitary ware and presented to a good standard. The layout is completed by a central landing, providing access to all rooms.





Floor 0

Approximate total area⁽¹⁾

63.8 m²
687 ft²



Floor 1

(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.

GIRAFFE 360





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