



97 Culshaw Street, Burnley, Lancashire  
BB10 4PE



## PROPERTY DESCRIPTION

!! The perfect family home !! Occupying an enviable corner position this substantially extended semi detached home is sure to catch the eye of any growing family. The original accommodation has been significantly enlarged and now boasts: two generous reception rooms, an eye opening dining kitchen, four first floor bedrooms - the main bedroom benefitting from a three piece en-suite shower room, and a modern three piece family bathroom suite. The property boasts a beautifully maintained rear garden having large laid lawn, patio and outdoor seating area, again perfectly suited to family living. Ample off road parking can be found to the front. Early viewing is considered a must!

## FEATURES

- The perfect family home
- Enviable corner position
- Substantially extended semi detached home
- Two generous reception rooms
- Eye catching modern dining kitchen
- Four bedrooms to the first floor - three being comfortable doubles
- Three piece en-suite off the main bedroom
- Modern three piece family bathroom suite
- Beautifully maintained gardens to the rear
- Ample off road parking to the front
- Warmed by gas central heating - ran from a modern combination boiler
- Upvc double glazed throughout
- EPC - TBC
- Early viewing a must to appreciate the accommodation on offer!





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Porch

a Upvc double glazed entrance porch with door leading through to:

#### Entrance Hallway

with staircase off leading to the first floor and access to all ground floor rooms.

#### Sitting Room

3.9m x 4.14m (12' 10" x 13' 7") a welcoming reception room with a Upvc double glazed window to the front, feature 'floating' gas fire, and a radiator.

#### Lounge

5.7m x 3.5m (18' 8" x 11' 6") the larger of the two reception rooms and having Upvc patio doors leading out into the rear garden, and having a radiator.

#### Dining Kitchen

6.67m x 4.24m (21' 11" x 13' 11") an eye catching range of modern wall and base units that boast a complimentary rolled edge working surface that incorporates a one bowl sink and drainer. There is a range of integrated appliances including a ceramic hob and oven with matching microwave, ample space for a washing machine and a fridge freezer. Splash back tiled to compliment and having Upvc double glazed patio doors leading out into the garden. Built in 'Baxi' combination boiler.

### First Floor

#### Bedroom One

4.2m x 5.9m (13' 9" x 19' 4") maximum measurement, but only to the wardrobes. A large main bedroom with a Upvc double glazed window to the front, radiator and access to:

#### En-Suite Shower Room

a modern three piece shower room, comprising of a low level W/C, pedestal wash basin and a shower cubicle with tiling to compliment. Upvc double glazed window to the front.

#### Bedroom Two

3.95m x 3.45m (13' 0" x 11' 4") a second double bedroom with a Upvc double glazed window to the front and a radiator.



#### Bedroom Three

4m x 3.6m (13' 1" x 11' 10") a third well proportioned double bedroom with a Upvc double glazed window to the rear and a radiator.

#### Bedroom Four

2.7m x 2.6m (8' 10" x 8' 6") with a Upvc double glazed window to the front and a radiator.

#### Bathroom

a modern three piece bathroom suite comprising of a low level W.C, pedestal wash basin and a panelled bath with shower over. Tiled to compliment and a window to the rear.

### Outside

#### Garden

the property boasts a beautifully maintained rear garden with mature planted borders and laid lawn. There is a patio seating area, and enclosed panel fencing that acts as a screen and provides privacy.

To the front of the property is a tarmac driveway providing ample off road parking.

### Additional Information

#### Information for purchase

The property is on a freehold title.

Council tax band A.

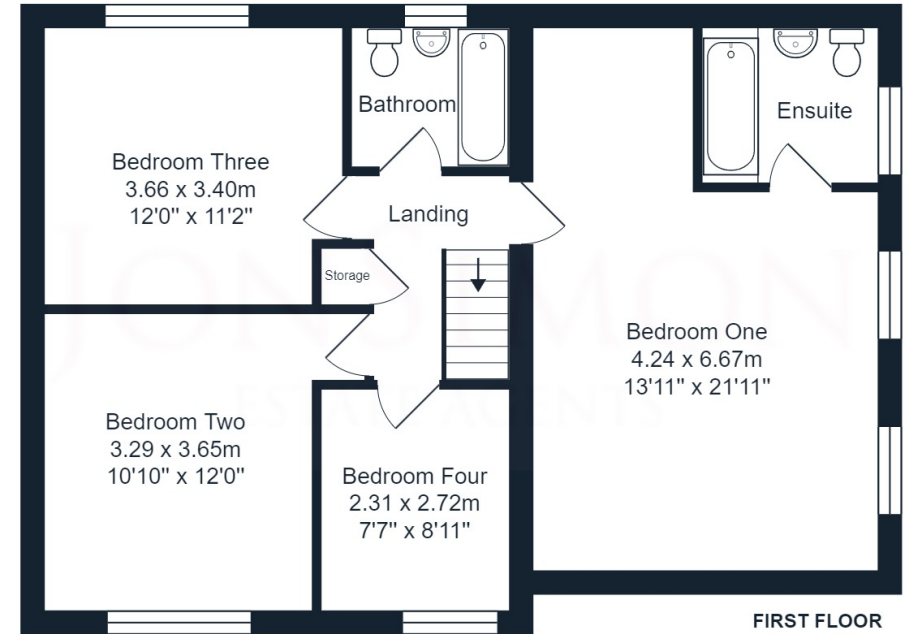
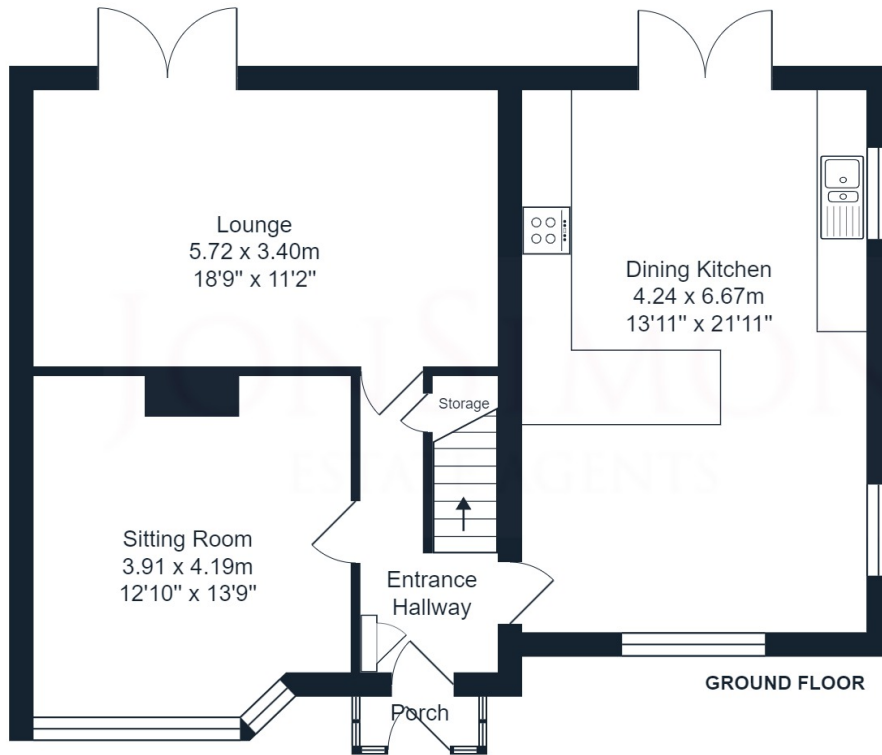
The property is considered to be low risk area for surface water flooding. Information taken from .gov.uk.

According to ofcom mobile coverage is available with a number of providers.

The highest available download speed is 1000 Mbps with upload speed available at 900Mbps.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

# FLOORPLAN



## Culshaw Street, BURNLEY

Total Area: 145.5 m<sup>2</sup> ... 1566 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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ESTATE AGENTS

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ESTATE AGENTS