



Ground Floor, 21 Furness Street, Burnley,  
Lancashire BB10 1TE



## PROPERTY DESCRIPTION

We are delighted to offer for sale the ground floor level of this end terrace property which has been impressively refurbished to a high standard by the current owner. The generous accommodation comprises of: one large double bedroom, an eye catching modern kitchen that is open plan with the sitting room, and a stunning three piece shower room. The property is warmed by gas central heating and is Upvc double glazed throughout. To the rear the property boasts a private enclosed rear yard that offers a built in barbeque. Early viewing is considered a must!

## FEATURES

- Impressively refurbished throughout
- Ground floor - one level accommodation
- Refurbished to a high standard by the current owner
- One large double bedroom
- Open plan sitting room and impressive fitted kitchen
- Eye catching three piece bathroom suite
- Private enclosed rear yard
- Warmed by gas central heating
- Upvc double glazed throughout
- Early viewing is considered a must!





## ROOM DESCRIPTIONS

### Ground Floor Living Accommodation

#### Main Bedroom

a generous main bedroom with double glazed windows to the front and side and a radiator.

#### Inner Hallway

having storage cupboard off and leading through to:

#### Sitting Room

an eye catching open plan living room that has two Upvc double glazed windows to the side and rear. There is a 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 an integrated four ring electric hob and oven, with splash back tiling to compliment. Feature gas fire with complimentary surround and hearth.

#### Utility Room

plumbed for appliances and having a Upvc door leading into the rear yard.

#### Shower Room

an eye catching three piece suite comprising of a low level W.C, pedestal wash basin a large tiled shower. Upvc double glazed window to the side.

### Outside

#### Yard

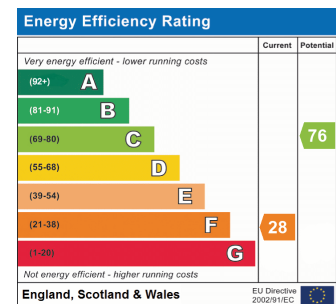
a low maintenance rear yard with built in barbeque.

#### Additional Information

The property is located in an area considered low risk for surface water flooding.

Mobile and broadband is provided by a number of providers and ultrafast is noted as being available.

The council tax is band A.



# FLOORPLAN



## Furness Street, Burnley

Total Area: 42.4 m<sup>2</sup> ... 456 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

