



13 Barley Grove, Burnley, Lancashire
BB10 4QP



PROPERTY DESCRIPTION

!! The perfect first home !! This well presented two bedroom semi detached home is located in the ever popular Lower Brunshaw district of the town, and is sure to catch the eye of anyone looking for their first home. The property occupies an elevated position at the head of a quiet cul-de-sac and boasts accommodation comprising of: one welcoming reception room, a modern fitted dining kitchen, two double bedrooms to the first floor and a three piece family bathroom suite. The front and rear gardens are well beautifully maintained, with the rear garden boasting artificial turf and a paved patio. EPC - E. Council Tax - Band A. Early viewing is considered a must!

FEATURES

- The perfect first home
- Well presented accommodation on offer
- Located in the popular Lower Brunshaw district of the town
- Elevated cul-de-sac position
- One welcoming reception room
- Modern fitted dining kitchen
- Two first floor double bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- Well maintained gardens to the front and rear
- EPC - E
- Council Tax - Band A
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

Dining Kitchen

First Floor

Bedroom One

Bedroom Two

Bathroom

Outside

Gardens

Further Information

Further Information

The property is on a freehold title.

Mobile and broadband services are offered by a number of companies and ultrafast is available.

The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.

EPC - E

Council Tax - Band A

