

Because life is

Petty Real™

For Sale



59 Cardinal Street
Burnley BB10 1RY

£74,500



A comprehensive renovation programme has transformed this traditional stone built terrace house into a stylish contemporary family home where an internal inspection is absolutely imperative to fully appreciate this stunning property. The accommodation is arranged over two floors and briefly comprises on the ground floor an entrance vestibule, hallway, two well proportioned independent reception rooms together with a separate

Key Features:

- Contemporary mid terrace home
- Excellent for the FTB
- Separate stylish kitchen in red & cream
- Modern 3-piece bathroom
- Garden forecourt & rear yard
- Extensively refurbished
- 2 Reception rooms
- 2 Double bedrooms
- Occasional attic room (accessed via ladder)
- Gated back street

Tenure:

EPC Rating: E

Council Tax Band: A

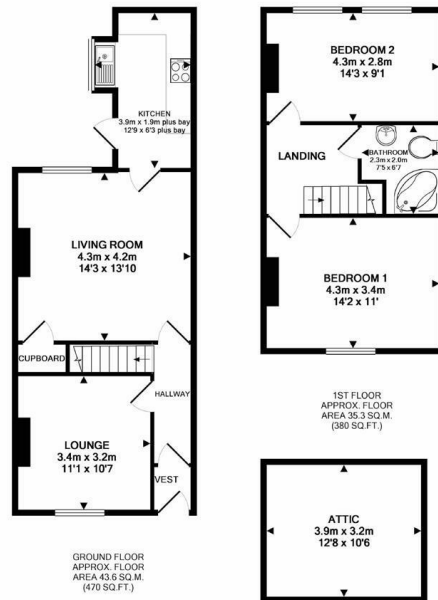


26 Manchester Road, Burnley, Lancashire, BB11 1HH
T:



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2 BEDROOM House - Terraced



GROUND FLOOR
APPROX. FLOOR
AREA 43.6 SQ. M.
(970 SQ. FT.)

1ST FLOOR
APPROX. FLOOR
AREA 35.3 SQ. M.
(760 SQ. FT.)

ATTIC
APPROX. FLOOR
AREA 13.1 SQ. M.
(283 SQ. FT.)

TOTAL APPROX. FLOOR AREA 92.1 SQ. M. (991 SQ. FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Main Description:

An extensive refurbishment programme has transformed this once traditional stone built mid terrace property into a stylish contemporary family home.

As you enter the property to the ground floor you are greeted by the entrance vestibule which is accessed by a UPVC double glazed entrance door with a partial glazed door leading through to the entrance hallway where a centrally positioned staircase ascends to the first floor. Plastered and painted walls in white provide a crisp finish with a contrasting luxurious effect flooring. To the front of the property there is a well proportioned lounge again with plastered walls and wall light points and stylish wallpaper to the chimney breast provides an attractive focal point. The larger of the two reception rooms is located to the rear where there is a continuation of the stylish laminate wood flooring and a contemporary style gas fire is recessed to the chimney breast providing an attractive focal point and there is useful under stairs storage. The stylish kitchen houses a wrap round arrangement of matching wall, base and drawer units with base units finished in gloss red and cream wall units. Brick tiled splashbacks and cream working surfaces continue the stylish and contrasting finish together with concealed downlighting and pelmet lighting. Integrated appliances include a fan assisted electric oven, gas hob with illuminated extractor canopy over and an inset sink unit.

The first floor arrangement has been re-configured to create two sizeable double bedrooms located to the front and rear of the property, a spacious landing area and a centrally positioned stylish bathroom which houses a three piece suite comprising low level wc, pedestal hand wash basin, corner bath with glazed shower screen and a mixer shower attachment. Fully tiled walls provide a low maintenance and luxurious finish. From bedroom two there is a pull down ladder accessing a boarded loft space providing excellent potential for conversion complet



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property