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1 Brighton Road
Burnley
BB10 2BP



For Sale

Offers Over £180,000

- Semi-Detached
- Quiet Lane
- Three Bedrooms
- Two Reception Rooms
- Detached Garage

- Driveway
- Potential To Extend
- Stunning Views
- Gardens, Front, Side & Back
- Bay Windows



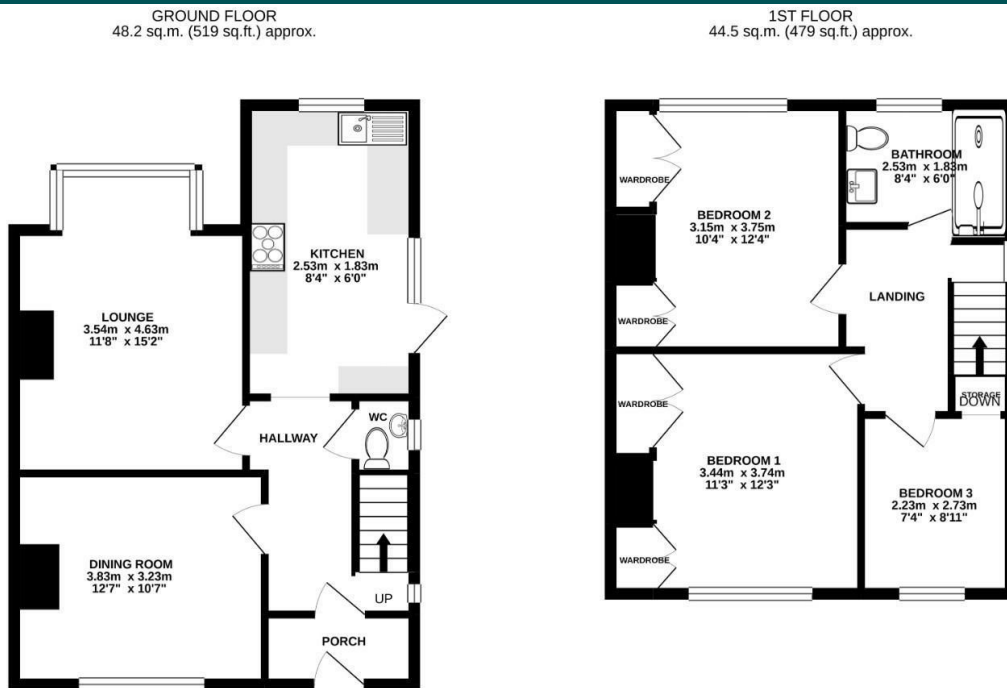
Lovely, unique location just off of Marsden Road within walking distance of Burnley General Hospital. This three-bed semi-detached property has stunning views over Burnley & Pendle and provides fantastic potential to extend to create an extensive family home.

Approaching the property off a quiet lane, there is a driveway and a detached garage providing plenty of off-road parking. Entering the property into the entrance hallway, there is access to the first floor, living room with a bay window and open fire with fire surround. To the rear is a dining room/sitting room with a bay window overlooking the gardens. The kitchen has been fitted with matching wall, base and drawer units with contrasting working surfaces and a range of appliances such as a gas hob, electric double oven, dishwasher and a stainless steel sink/drainer.

On the first floor there are two double bedrooms and a generous sized single bedroom with a useful wardrobe space. The bedroom to the front provides stunning, unobstructed views over Burnley & Pendle. The family bathroom is a three-piece suite in white comprising low-level WC, pedestal hand wash basin and a walk-in shower with a mixer tap.

Externally there are gardens to the front, side and rear providing fantastic potential to extend. The property benefits from modern day comforts such as gas central heating and new uPVC double glazed windows & doors will be fitted. The property has also just had a new roof and new bathroom installed.

This property is close to schools and college making it perfect for families,



TOTAL FLOOR AREA : 92.7 sq.m. (998 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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