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308 Brunshaw Road  
Burnley  
BB10 4QR



## For Sale

- Three Bedroom
- First Time Buyer
- Investor
- Conservatory
- Open Plan Living

## Offers Over £100,000

- Quiet Area
- Local Amenities
- Downstairs WC
- Built-In Storage
- No Through Traffic



On the outskirts of Burnley on a quiet residential street, this mid-terrace garden fronted property with local amenities close by and a short distance from the Lancashire countryside, including Brun Valley Forest Park and Rowley Lake.

Ideal for first time buyers or investors, this property offers spacious living over two floors.

Briefly comprising a vestibule as you enter with a handy downstairs WC. Through the hallway into the main living room, benefitting from gas fire and open-plan layout into the dining room. Patio doors allow access from the rear of the dining room into the conservatory, built in 2019, ideal for those warm summer nights.

The kitchen boasts modern fitted wall, drawer and base units with complimentary work surfaces and stainless steel sink with a door leading to the rear garden.

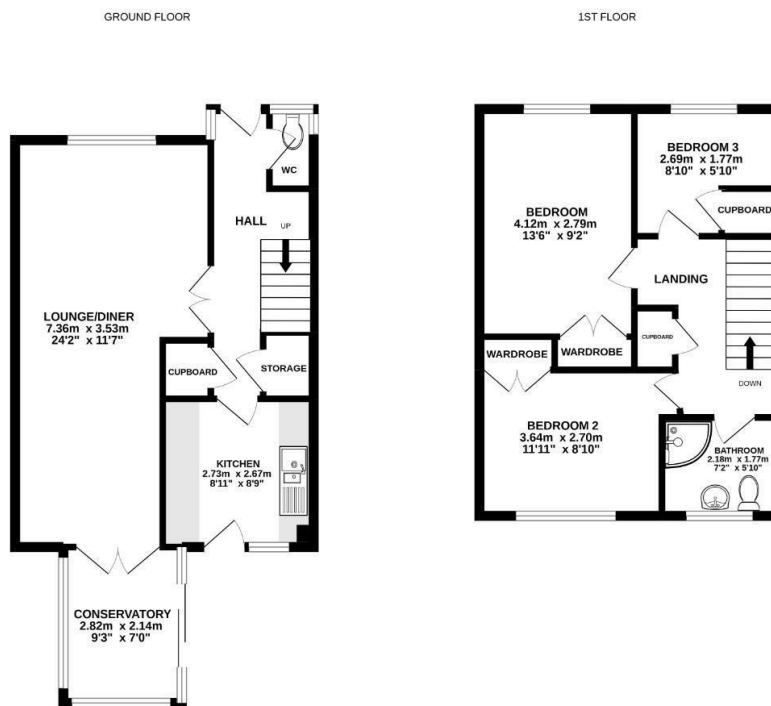
Upstairs there are two generous sized double bedrooms and a large single, all benefitting from built-in wardrobe space.

The family bathroom has been updated into a fully tiled shower room, with low level WC, wash basin with vanity cabinet and corner shower.

The 120ft loft has been fully boarded and is a perfect place for storage.

The property benefits from the modern day comforts of UPVC double glazing throughout.

Externally there is an enclosed astro turfed area and a yard to the rear.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 condition or efficiency can be given.  
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