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Real

23 Amersham Grove  
Burnley  
BB10 2RP



## For Sale

- Inner-Terrace
- Quiet Residential Area
- Three Bedrooms
- Generous Lounge
- Kitchen/Diner

## Offers Over £95,000

- Ideal For First-Time Buyers or Growing Families
- UPVC Double Glazing
- Modern Kitchen With Integrated Appliances
- Tax Band - A
- EPC - B



Situated in a quiet and popular residential area on the outskirts of Burnley, close to Burnley General Hospital and a short drive to Nelson Golf. This inner terrace property would be an ideal purchase for first-time buyers or a growing family.

As you enter the property through the UPVC front door, you are greeted by an entrance hallway with a useful storage cupboard and staircase ascending to the first floor. To the right of the hallway is a generous lounge boasting a large window letting in an abundance of natural light and a fire surround with electric fire providing an attractive focal point within the room.

Opposite is a spacious kitchen/diner housing matching wall, base and drawer units with co-ordinating work surfaces, tile splashback, sink with pull-out tap, integrated double oven, space for a fridge/freezer, dishwasher, washing machine, gas hob with overhead extractor fan, a tumble dryer and patio doors leading out to the rear garden.

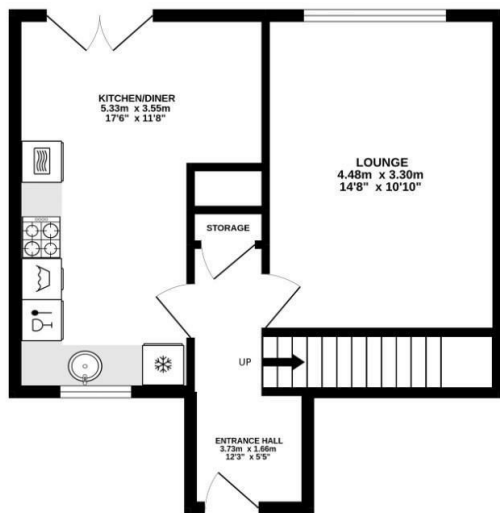
To the first floor a landing leads to two generous single bedrooms and a double bedroom which boasts fitted wardrobes with sliding doors.

The bathroom houses a two-piece suite in white comprising a wash basin with vanity unit and panelled bath with overhead shower. A separate cloakroom houses a low-level WC.

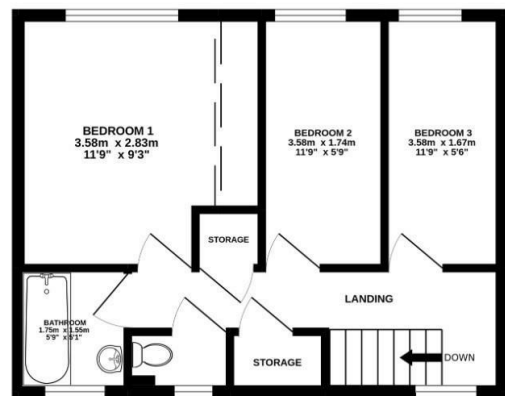
The property benefits from the modern-day comforts of UPVC double glazing.

Externally there is an enclosed garden to the rear laid mainly to lawn with decking and patio area.

GROUND FLOOR  
39.2 sq.m. (422 sq.ft.) approx.



1ST FLOOR  
36.4 sq.m. (392 sq.ft.) approx.



TOTAL FLOOR AREA: 75.7 sq.m. (815 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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