



*37 Byron Street  
Burnley  
Offers in the Region of: £79,950*



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## 37 Byron Street, Burnley

*A two bedroom plus two loft rooms, traditional end terrace home, conveniently located in a popular area of Burnley, close to local amenities and major transport links.*

*The accommodation is laid out over three floors, allowing plenty of flexible living accommodation.*

*Briefly comprising, entrance hall, dining room, lounge, and kitchen on the ground floor, and two bedrooms and bathroom on the first floor, along with two spacious loft rooms on the second floor.*

*Externally the property has an enclosed rear yard area with brick-built outhouse.*



## ENTRANCE HALL

A UPVC entrance door opens into the entrance hall, briefly comprising, Karndean flooring, and ceiling light point.

## LOUNGE

The spacious, dining room with UPVC double glazed window overlooking the front of the property, briefly comprising, stone fireplace and hearth, incorporating shelves and storage cupboard and wood mantle with gas fire, radiator, carpeted flooring, and ceiling light point.

## DINING ROOM

The lounge with UPVC double glazed window overlooking the rear of the property, briefly comprising, wooden fire surround with built in storage cupboard, alcove shelves and electric wood burner, under-stairs storage cupboard, radiator, carpeted flooring, and two ceiling light points.

## KITCHEN

The kitchen with large UPVC double glazed window overlooking the rear yard area, briefly comprising, a range of white base and wall mounted units with complementary laminate work surfaces, stainless steel sink with chrome mixer tap, space for a freestanding cooker and fridge freezer, space and plumbing for a washing machine and tumble dryer, vinyl flooring, and ceiling light point. The kitchen allows access out into the rear yard via a UPVC door.

## BEDROOM ONE

A spacious, light filled double bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, built in over stairs storage cupboard, radiator, carpeted flooring, ceiling coving, and ceiling light point.

## BEDROOM TWO

Bedroom two with UPVC double glazed window overlooking the rear of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

## LOFT ROOMS

Located on the second floor two spacious loft rooms requiring improvements, loft room one, briefly comprises, UPVC double glazed window overlooking the front of the property, carpeted flooring, and wall light point. Loft room two, briefly comprises, UPVC double glazed window overlooking the rear of the property, and eaves storage cupboard.

## BATHROOM

The bathroom with UPVC double glazed frosted window, briefly comprising, L shaped panelled bath with chrome taps and chrome thermostatic shower with oversized rainfall head, pedestal sink with chrome mixer tap, low level WC, ceramic wall tiles, radiator, laminate flooring, and ceiling light point. The properties Worcester combination boiler is housed in a built-in storage cupboard.

## EXTERNAL

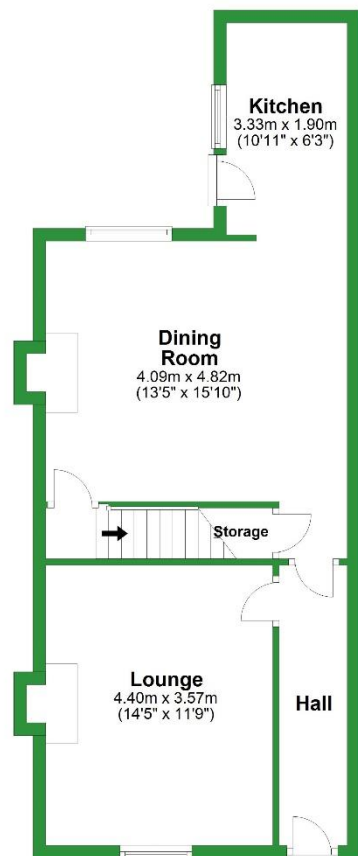
Externally the property has an enclosed rear yard area with brick-built outhouse.





### Ground Floor

Approx. 51.5 sq. metres (554.3 sq. feet)

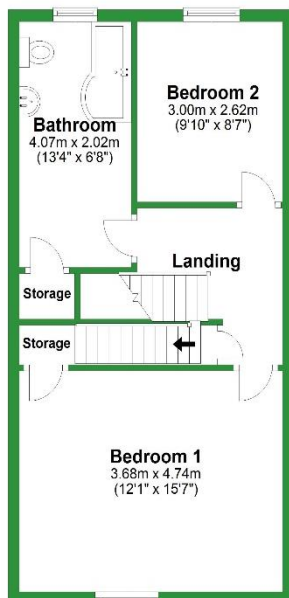


Total area: approx. 130.5 sq. metres (1404.2 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

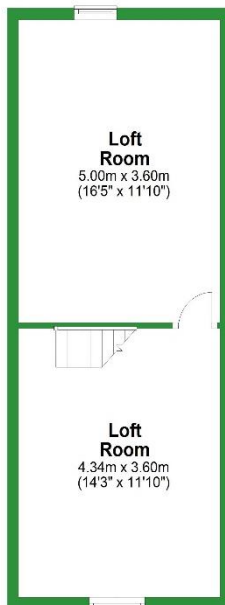
### First Floor

Approx. 44.9 sq. metres (483.8 sq. feet)



### Second Floor

Approx. 34.0 sq. metres (366.1 sq. feet)



### VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

### OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

**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.

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