



*12 Greenbrook Road
Burnley
Offers in the Region of: £139,950*



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Head Address: 154 Whalley Road, Read, Burnley, Lancashire, BB12 7PN



12 Greenbrook Road, Burnley

A well-presented, two-bedroom, semi-detached home, conveniently located in a popular area of Burnley, close to local amenities and major transport links. Briefly comprising, entrance porch, lounge, kitchen, and conservatory on the ground floor, along with two bedrooms and shower room on the first floor.

Externally the property has a lawn area and block paved drive to the front, allowing off road parking for two vehicles, along with an attractive low maintenance rear garden laid with Indian stone paving.



ENTRANCE PORCH

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

LOUNGE

The attractive lounge with UPVC double glazed window overlooking the front of the property, briefly comprising, wooden balustrade first floor staircase, wood mantle and electric wood burner on a stone hearth, radiator, carpeted flooring, and ceiling spotlights.



KITCHEN

The kitchen allows open access into the conservatory, briefly comprising, a range of grey base and wall mounted units with complementary laminate work surfaces, ceramic tile splashbacks, stainless steel sink with drainer and chrome mixer tap, integrated appliances, comprising, Newworld combination oven, stainless steel five ring gas hob, large stainless steel overhead extractor, under counter fridge, Hotpoint washing machine, space for a freestanding fridge freezer, space for a tumble dryer, ladder radiator, Karndean flooring, and ceiling light point. The properties Potterton combination boiler is neatly housed in one of the wall mounted kitchen units.



CONSERVATORY

Accessed directly from the kitchen with French doors allowing access out to the rear garden, briefly comprises, underfloor heating, and carpeted flooring.

BEDROOM ONE

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



BEDROOM TWO

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

SHOWER ROOM

The shower room with UPVC double glazed frosted window, briefly comprises, corner shower enclosure with chrome thermostatic shower with oversized rainfall head, grey gloss vanity unit and ceramic bowl sink with chrome mixer tap, low level WC, ceramic wall tiles, radiator, ceramic floor tiles, and chrome ceiling spotlights.



EXTERNAL

Externally the property has a lawn area and block paved drive to the front, allowing off road parking for two vehicles, along with an attractive low maintenance rear garden laid with Indian stone paving.

ADDITIONAL INFORMATION

Tenure = Leasehold, with an annual ground rent of £35, paid on a six-month basis.

Council Tax = Band B

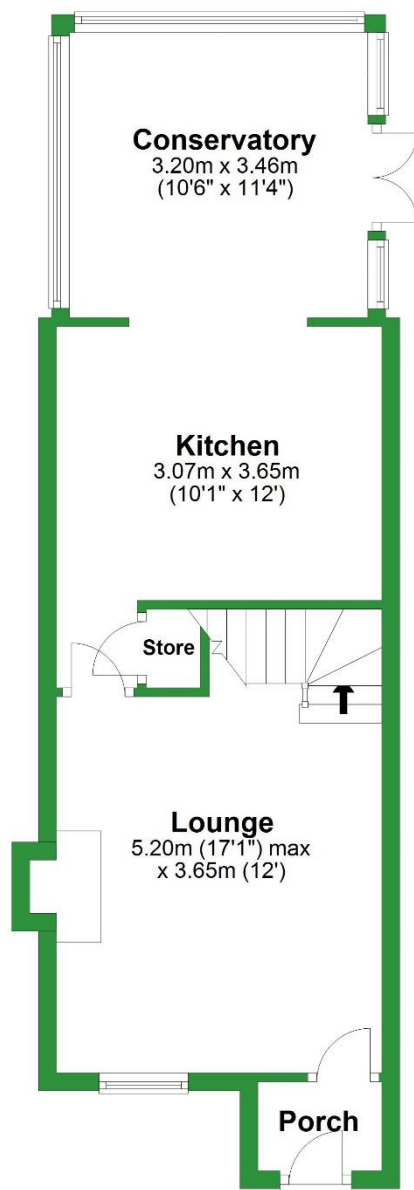
The large storage loft is accessed from the first-floor landing and has a pull-down access ladder, along with being partly boarded.





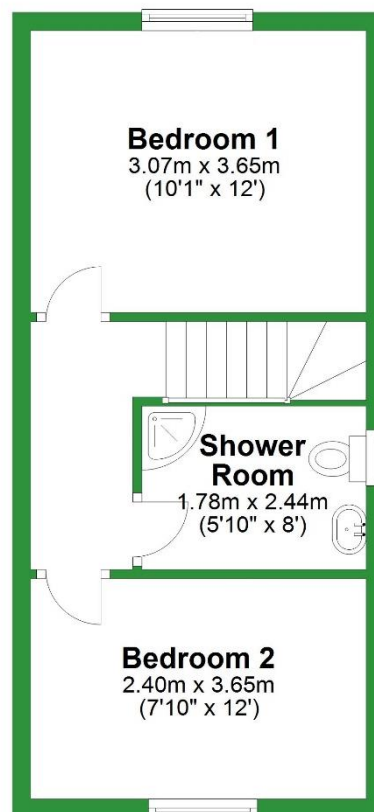
Ground Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



First Floor

Approx. 30.6 sq. metres (328.8 sq. feet)



Total area: approx. 73.7 sq. metres (793.0 sq. feet)

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

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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