

*50 Sunderland Street
Burnley
Offers in the Region of: £99,950*



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



50 Sunderland Street, Burnley

A fully refurbished, three-bedroom, traditional mid terrace home, conveniently located in the popular Rosegrove area of Burnley, close to local amenities and major transport links.

The property has been refurbished to a high standard including a damp proof course and insulation, kitchen and bathroom, new central heating system, windows and doors.

Briefly comprising, lounge, dining room, and kitchen on the ground floor, along with three bedrooms and bathroom on the first floor.

Externally the property has an enclosed rear yard.



LOUNGE

A UPVC entrance door opens into the lounge with UPVC double glazed window overlooking the front of the property, briefly comprising, built in storage cupboard, radiator, carpeted flooring, and ceiling light point.



DINING ROOM

The dining room with UPVC glazed door allowing access out to the rear yard, briefly comprising, under-stairs storage cupboard radiator, carpeted flooring, and ceiling light point.



KITCHEN

The kitchen with two UPVC double glazed windows overlooking the rear of the property, briefly comprising, a range of grey gloss base and wall mounted units with complementary laminate work surfaces, black sink with chrome mixer tap, Lamona integrated appliances, comprising, electric oven, four ring gas hob, overhead extractor, space for a freestanding fridge freezer, space and for a washing machine, Main combination boiler, vinyl flooring, and chrome ceiling spotlights.



BEDROOM ONE

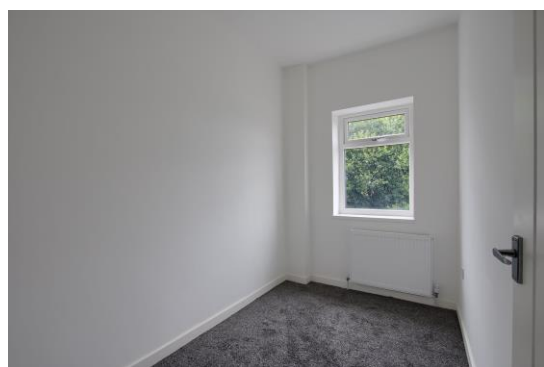
A spacious double bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

BEDROOM TWO

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

BEDROOM THREE

A single bedroom, briefly comprising, radiator, carpeted flooring, and ceiling light point



BATHROOM

The bathroom, briefly comprises, panelled bath with chrome mixer tap, and chrome thermostatic shower over, pedestal sink with chrome mixer tap, low level WC, ceramic wall tiles, chrome towel warmer, vinyl flooring, and chrome ceiling spotlights.

EXTERNAL

Externally the property has an enclosed rear yard.



Ground Floor

Approx. 39.6 sq. metres (426.6 sq. feet)

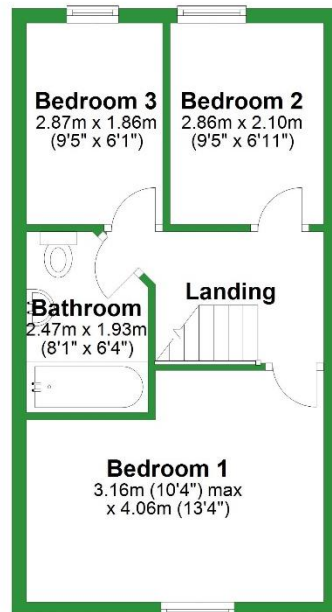


Total area: approx. 71.7 sq. metres (771.3 sq. feet)

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

First Floor

Approx. 32.0 sq. metres (344.7 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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