

Brunel Street,  
Burnley,  
Lancashire.

350,000



- Character and original features
- Four double bedrooms
- Stunning bathroom
- Games Room



Ref: PRA10242

Viewing Instructions: Strictly By Appointment Only

## General Description

A stunning, immaculately presented four-bedroom traditional semi-detached property in a highly sought-after location close to Ightenhill Park.

Internally the property provides spacious, light filled, flexible living accommodation, along with character and original features throughout.

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## Accommodation

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### Services

Mains electricity, mains water, mains gas

EPC Rating:39

### Tenure

We are informed that the tenure is Leasehold

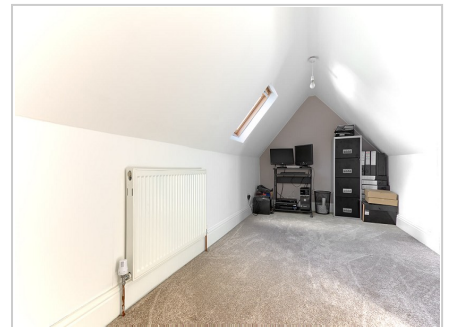
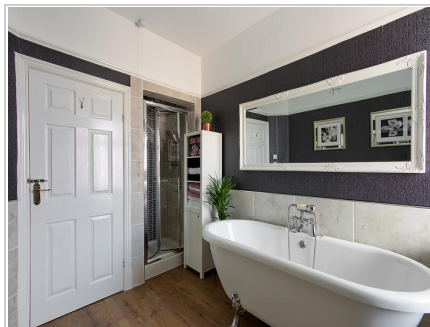
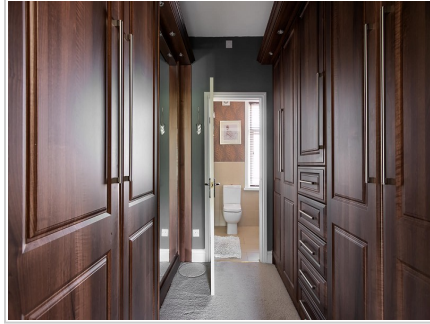
### Council Tax

Band D

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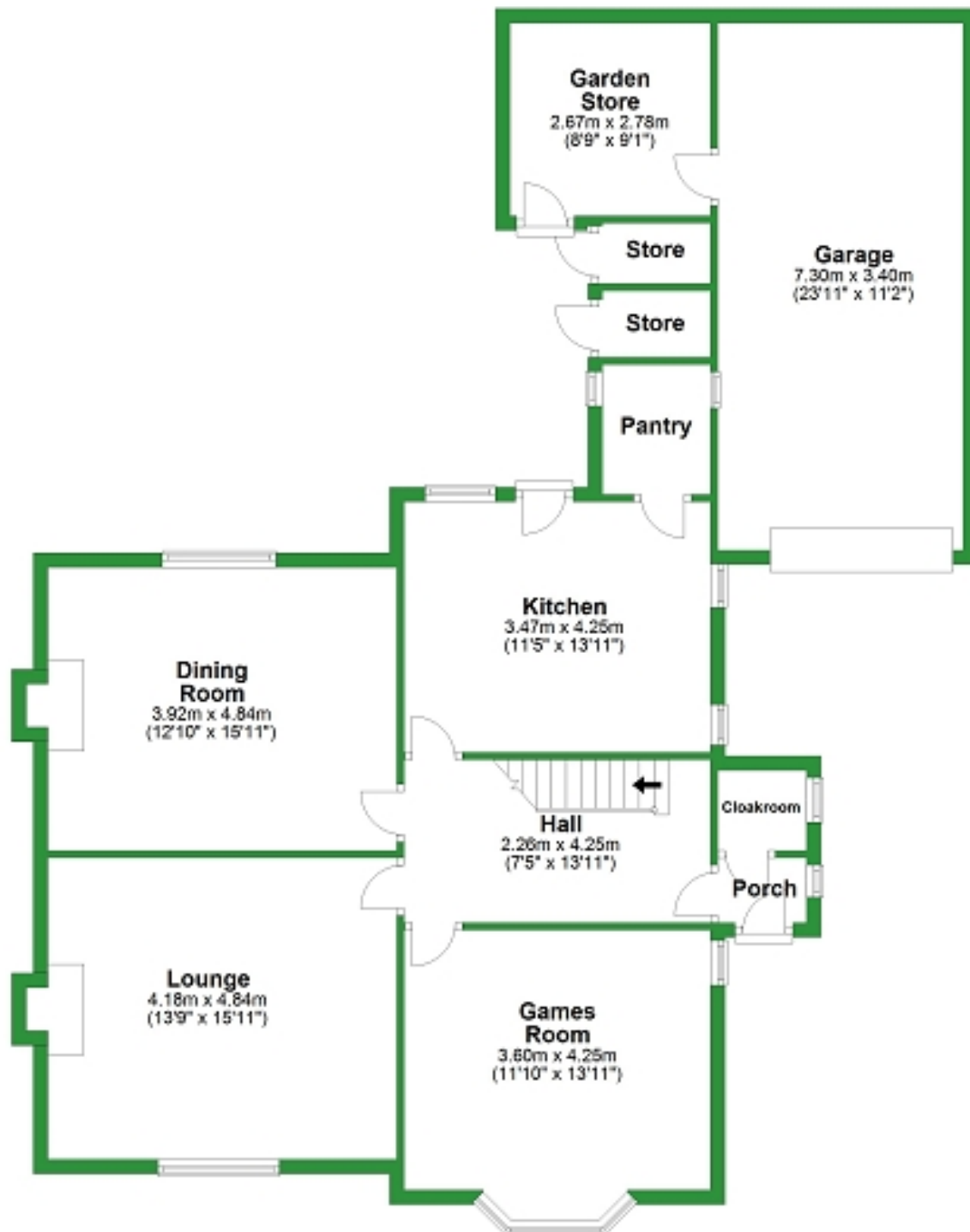






## Ground Floor

Approx. 123.0 sq. metres (1323.6 sq. feet)

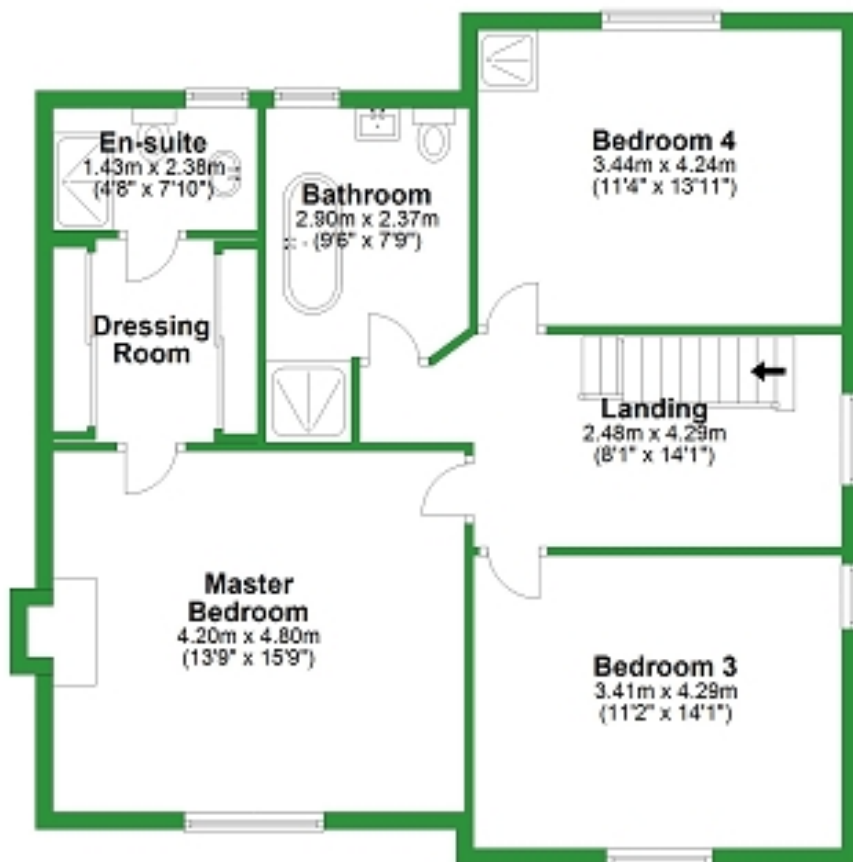


Total area: approx. 238.3 sq. metres (2564.5 sq. feet)

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

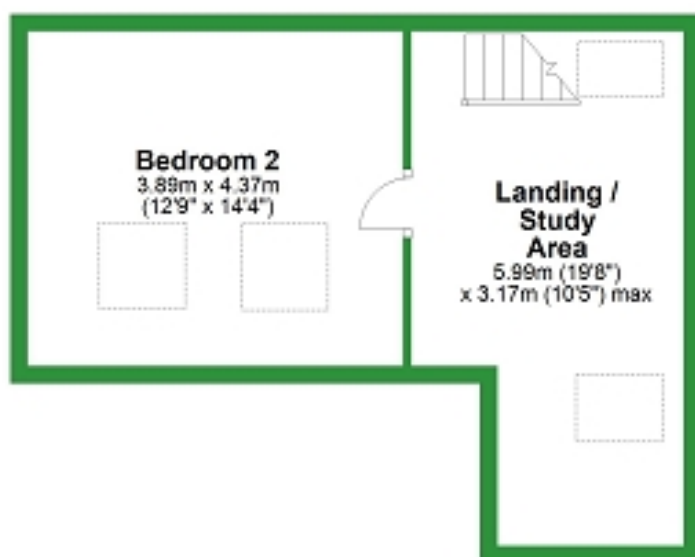
## First Floor

Approx. 81.0 sq. metres (871.9 sq. feet)



## Second Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



## Ground Floor

Approx. 123.0 sq. metres (1323.8 sq. feet)



Total area: approx. 238.3 sq. metres (2564.5 sq. feet)

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



## First Floor

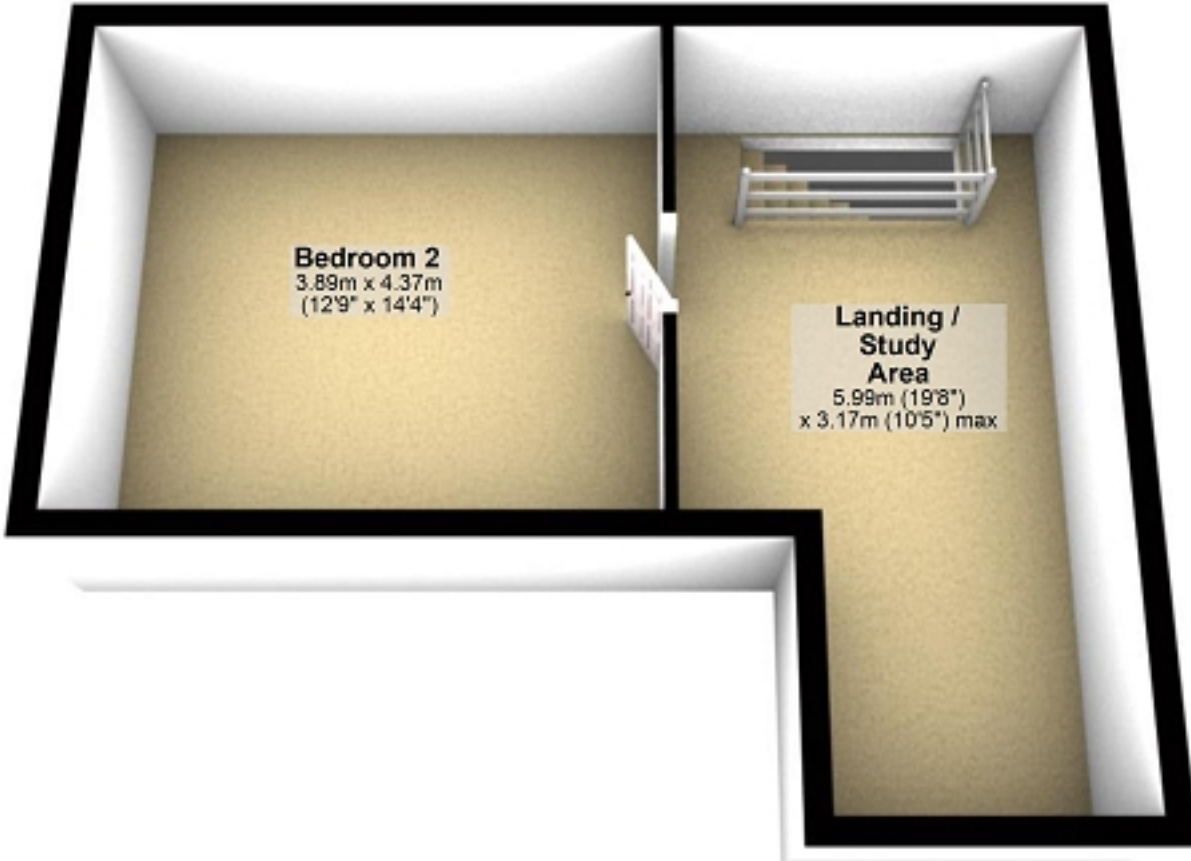
Approx. 81.0 sq. metres (871.9 sq. feet)





## Second Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



**Bedroom 2**  
3.89m x 4.37m  
(12'9" x 14'4")

**Landing /  
Study  
Area**  
5.99m (19'8")  
x 3.17m (10'5") max

*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*