



23 Burnley Road, Lancashire, Harle  
Syke Burnley, BB10 2JF



## PROPERTY DESCRIPTION

Situated in the ever popular area of Harle Syke, we offer a forecourt fronted, 2 bedroom mid terrace with rear enclosed yard. The property comprises of entrance hallway, living room with feature fireplace, recently updated fully fitted kitchen with integrated oven & hob. To the first floor is one double bedroom, 1 single bedroom & 3 piece bathroom suite with shower over bath. Ideal for anyone looking for their first home. Suitable for buy to let investment. Fully double glazed and gas central heated. Early viewing a must!

## FEATURES

- Situated in the ever popular area of Harle Syke
- Forecourt fronted
- Mid terrace home
- Living room with feature fireplace
- Fully fitted kitchen with integrated oven & hob
- Separate utility room leading off the lounge
- One double bedroom & one single bedroom
- Bathroom with 3 piece suite & shower over bath
- Offered for sale with no onward chain
- Gas central heated
- Double glazed throughout
- Ideal for anyone looking for their first home
- Early viewing a must!



## **ROOM DESCRIPTIONS**

### **GROUND FLOOR**

#### **Entrance Hallway**

#### **Living Room**

Upvc double glazed window to the front, feature gas fire with surround and radiator.

#### **Kitchen**

A range of fully fitted wall and base units with a rolled edge work surface that incorporates a one bowl sink and drainer. Integrated hob and oven with cooker hood over. Window to the rear overlooking the rear yard.

#### **Utility Room**

Plumbing for appliances and fitted working surface.

### **FIRST FLOOR**

#### **Master Bedroom**

Upvc double glazed window to the front and radiator.

#### **Second Bedroom**

Upvc double glazed window to the rear and radiator.

#### **Bathroom**

A fully fitted three piece suite comprising of a low level W/C, pedestal wash basin and a panelled bath. Lino flooring.

### **EXTERNAL**

#### **Enclosed Yard**

A useable enclosed rear yard with planted borders.