



136 Todmorden Road, Burnley, Lancashire. BB11 3ER

- Immaculately presented throughout
- Significantly extended accommodation on offer
- Popular central location
- Located on a short walk from Towneley Park
- Within close proximity to excellent schools and child care facilities
- One welcoming sitting room
- Large open plan dining kitchen
- Rear 'sun room' leading into the rear garden
- Five first floor bedrooms - four being comfortable doubles but all having a range of fitted furniture doubles
- Two modern three piece shower/bathrooms
- Well maintained gardens to the front and rear
- Ample off-road parking to the rear with electric car charge point, leading to an integral garage
- EPC - C
- Council Tax Band C
- Early viewing a must!



PROPERTY DESCRIPTION

This immaculately presented, and significantly extended family home is located on a popular arterial road, and is found just a short walk from Towneley Park. The current owners have tastefully updated the accommodation and it comprises of: one welcoming sitting room, a open plan dining kitchen with sunroom leading into the rear garden, utility room and downstairs W/C, five first floor bedrooms with four being comfortable doubles and two eye catching three piece bathroom/shower suites. The property is warmed by gas central heating and is Upvc double glazed throughout. There are beautifully presented, low maintenance gardens to the front, and rear with ample off-road parking to the rear with electric car charge point, leading to an integral garage. EPC - C. Council Tax Band - C. Early viewing is a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

Modern Fitted Kitchen

Open Plan Dining Room

Separate Sitting Room/Sun Room

Utility Room/Downstairs W/C

First Floor

Bedroom One

Bedroom Two

Shower Room

Bedroom Three

Bedroom Four

Bedroom Five

Family Bathroom

Outside

Gardens

Integral Garage

Further Information

Further Information

The property is on a freehold title.

The property is located in an area considered low risk for surface water flooding.

Mobile and broadband coverage is offered by a number of providers and ultrafast is available.

Council Tax Band - C

EPC - C.



FLOORPLAN

Todmorden Rd, Burnley

Total Area: 155 m² ... 1668 ft²

All measurements are approximate and for display purposes only.

