




196 Manchester Road, Burnley

Burnley

Offers Over £130,000



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Burnley

Situated on the ever-popular Manchester Road, this elevated stone-built mid-terrace enjoys an excellent location with direct bus routes to Manchester, easy access to motorway links, and is within walking distance of Burnley town centre and Turf Moor.

Upon entering the property, you're welcomed by an entrance vestibule, providing a practical space for coats and shoes before leading into the lounge. The lounge features attractive hardwood flooring and opens seamlessly into the rear dining room, where the hardwood flooring continues. An electric fire creates a charming focal point, while there is ample space for a dining table and chairs, although the current owners have chosen to utilise the rooms in reverse.

To the rear is the kitchen extension, fitted in a practical horseshoe layout with matching cream wall, base and drawer units, complemented by wood-effect work surfaces. The kitchen benefits from an integrated electric oven and hob, with space for an under-counter fridge, freezer and washing machine.

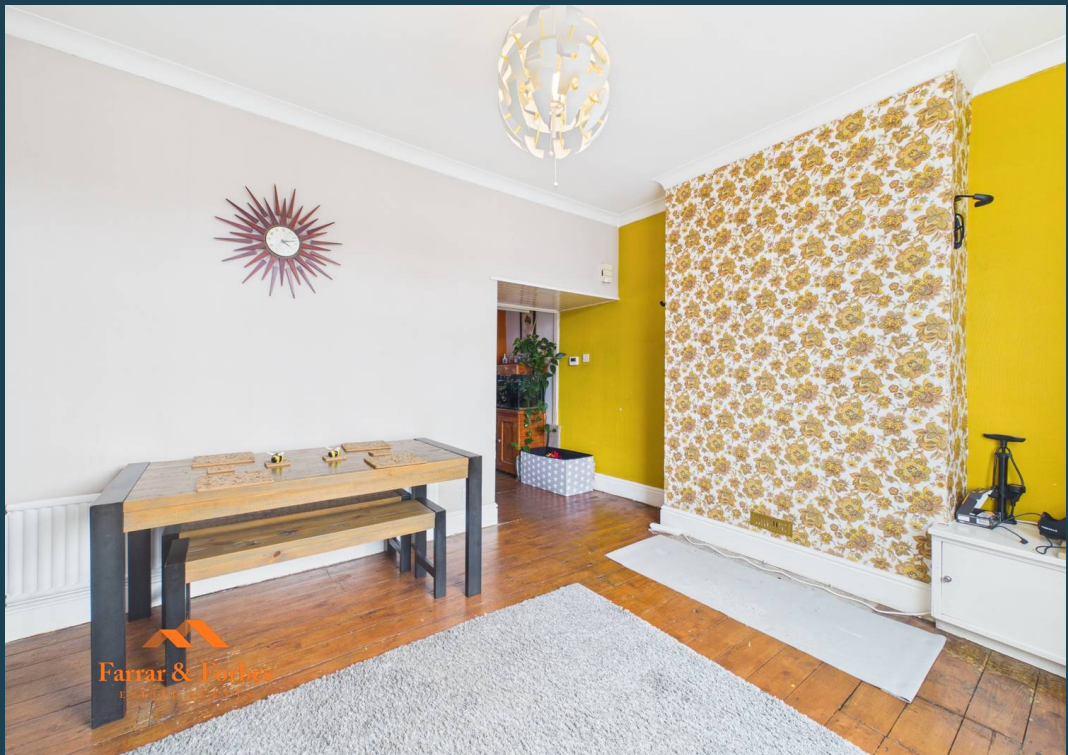
To the first floor, the property originally offered two generous double bedrooms. The second bedroom has been cleverly divided with a partition wall to create an additional versatile room, ideal as a nursery, home office or dressing room, which is accessed through the second bedroom.

The family bathroom comprises a low-level WC, hand wash basin set within a vanity cabinet, and a panelled bath with an overhead shower and glass shower screen. Stylish white tiled splashbacks complete the modern finish.

Externally, the property benefits from an enclosed rear yard. The former garage has been thoughtfully converted into a useful workshop, offering excellent storage or hobby space. Subject to any necessary consents, this versatile outbuilding could also be utilised as a utility room, home office or additional storage area.

Offering flexible living accommodation in a highly convenient location, this charming home is perfectly suited to first-time buyers, downsizers or buy-to-let investors looking for a property with excellent commuter links and amenities close by.

- Two Bedrooms - Second Split to Two
- Garage/Workshop To Rear
- Lounge & Dining Room
- Elevated Mid-Terrace





Floor 0

Approximate total area⁽¹⁾
80.7 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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