

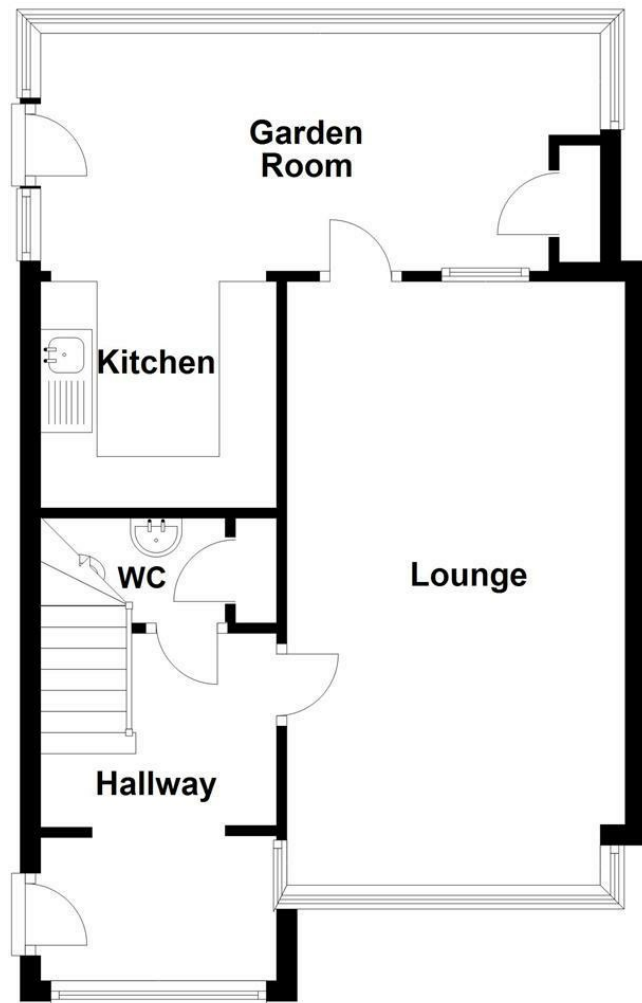


# CHARLES LOUIS

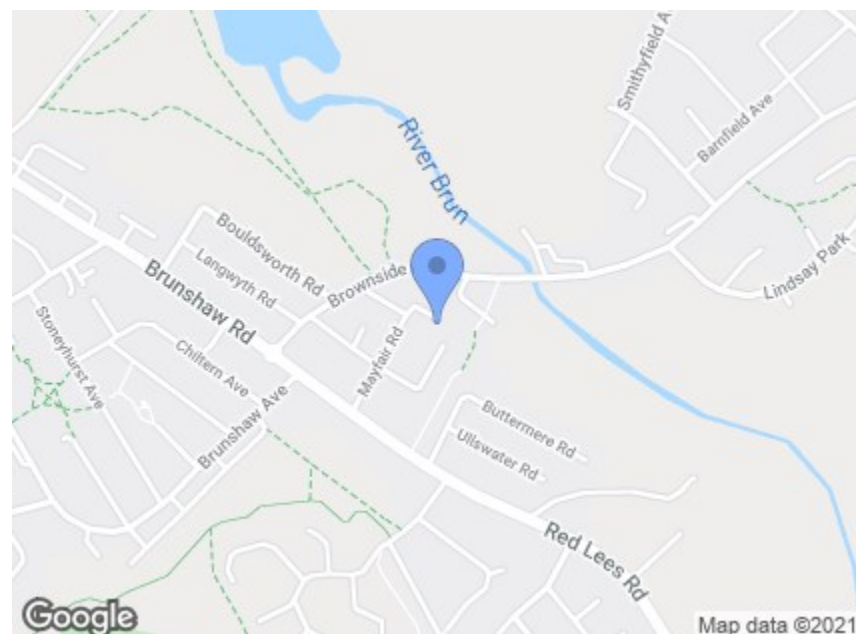
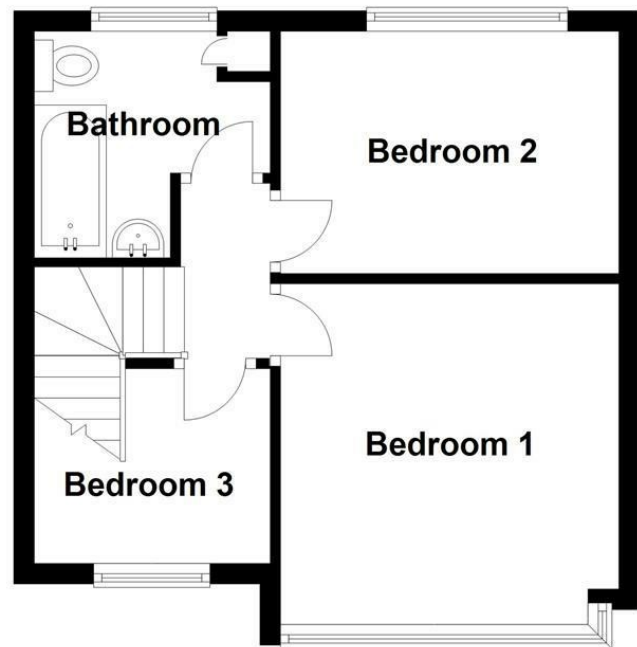
HOMES LIMITED

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## Ground Floor



## First Floor



## Directions

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

7 Glendor Road  
 Burnley, BB10 4HL

Price guide £130,000



- Three Bedroom Semi Detached House
- In Need of Modernisation
- Views Overlooking The Countryside
- Driveway Parking & Garden to Rear

- Set In a Cul-De-Sac Location
- Sold With No Chain
- Gas Central Heating & Double Glazed
- Viewing Is Essential To Appreciate Property

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# 7 Glendor Road Burnley, BB10 4HL

**\*\*SOLD WITH NO CHAIN\*\*VIEWS OVER COUNTYWIDE\*\*THREE BEDROOM SEMI DETACHED\*\*SET IN CUL-DE-SAC LOCATION\*\* Charles Louis Homes are pleased to bring to the market this three bedroom semi detached house in Burnley, which is set in a cul de sac location, with views over countryside. The property is sold with no chain and in brief comprises of hallway, downstairs wc, living room with french doors leading to garden room and kitchen. There are three bedrooms to the first floor together with a family bathroom. The property benefits from gas central heating and double glazing throughout, driveway parking and good sized garden to rear. Viewing is essential to appreciate size and location of property.**

## Hallway

Door to side elevation, double glazed window to front elevation, access to downstairs wc, living room, centre ceiling light, gas central heating radiator

## Living Room

17'46 x 10'97 (5.18m x 3.05m)

Double glazed bay fronted window to front elevation with views overlooking countryside, wooden fire surround with marble hearth and living flame fire, centre ceiling light, gas central heating radiator, french doors leading into garden room and kitchen.

## Alternative View



## Garden Room

7'74 x 13'41 (2.13m x 3.96m)

Windows overlooking rear garden, door leading into rear garden, centre ceiling light, gas central heating radiator.



## Kitchen

7'33 x 7'61 (2.13m x 2.13m)

Double glazed window to side elevation, fitted with a range of original wooden wall and base units, sink with mixer tap, laminate worktops, splash back tiles, 4 ring hob with electric over, extractor fan, space for fridge freezer, plumbed for washing machine, centre ceiling light, gas central heating radiator.



## Downstairs WC

3'41 x 4'95 (0.91m x 1.22m)

Two piece suite comprising of low level wc, wash hand basin, fully tiled walls, centre ceiling light, gas central heating radiator.



## First Floor Landing

Leading off the Bedroom one, two and three and family bathroom.

## Bedroom One

11'52 x 11'01 max (3.35m x 3.38m max)

Double glazed bay fronted window to front elevation with views over countryside, centre ceiling light, gas central heating radiator.



## Countryside Views



## Bedroom Two

7'97 x 11'07 (2.13m x 3.53m)

Double glazed window to rear elevation with views over garden, fitted wardrobes, centre ceiling light, gas central heating radiator.



## Bedroom Three

6'20 x 7'81 (1.83m x 2.13m)

Double glazed window to front elevation with views over countryside, centre ceiling light, gas central heating radiator, combi boiler.

## Bathroom

7'40 x 7'49 max (2.13m x 2.13m max)

Double glazed frosted window to rear elevation, three piece bathroom suite, comprising of low level wc, wash hand basin, bath with electric shower above, part tiled, centre ceiling light, gas central heating radiator.



## Rear Garden

Private rear garden enclosed with wooden fencing, patio flagged area leading off to lawn with mature shrubs and small trees.



## Alternative View



## Front External

Set behind dwarf wall with driveway parking and pathway leading to front door