



263 Manchester Road

Burnley

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

Ground Floor

The ground floor offers a fantastic blend of traditional proportions and modern open-plan living. An inviting entrance hallway with original-style staircase leads through to a generous front living room, complete with a bay window, decorative coving and ample space for family seating. This flows through to a spacious dining area and into the extended kitchen, creating a superb sociable layout. The kitchen is fitted with a range of contemporary units, integrated cooking appliances and generous worktop space, with rooflights helping flood the extension with natural light. A versatile additional seating/dining area sits beyond, while a practical downstairs WC/utility provides valuable everyday convenience. The extension has been completed with Building Regulations approval in place.



First Floor

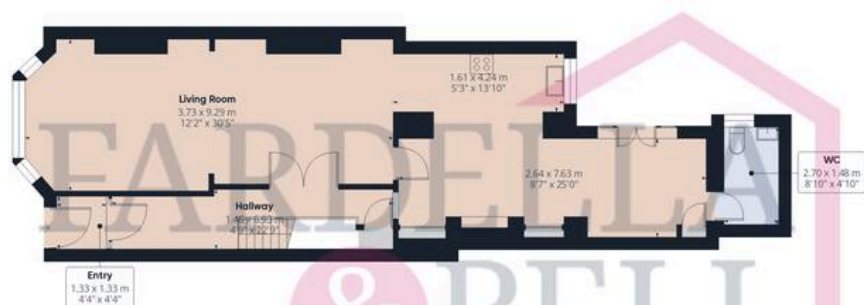
The first floor provides two well-proportioned bedrooms, both offering plenty of space for freestanding furniture and flexible layouts. The main bedroom is particularly generous, with twin front-facing windows bringing in plenty of natural light, while the second bedroom also offers excellent proportions and built-in storage. Completing the first floor is a recently installed four-piece family bathroom, finished with striking blue-toned tiling and comprising a bath, separate walk-in shower with rainfall fitting, contemporary WC and vanity wash basin. Additional features include fitted storage, a heated towel rail and attractive leaded-style glazing.

Second Floor

The second floor is accessed via a further staircase and provides two additional double rooms, adding excellent flexibility to the overall accommodation. Both rooms benefit from generous floor space, useful eaves storage and roof windows which bring in plenty of natural light. One room is currently arranged as a bedroom with ample space for wardrobes and freestanding furniture, while the second offers similar double proportions and could work equally well as a bedroom, home office or hobby space. Together, these rooms make the upper floor a valuable extension of the living accommodation.







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

156.5 m²

1683 ft²

Reduced headroom

10 m²

107 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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GARDEN

Externally, the property presents an attractive traditional stone-built frontage, set back from the road behind a raised front garden with mature planting and stone boundary walls. Steps lead up to the entrance, creating a pleasant elevated approach. To the rear is a private enclosed space with a mixture of paved and gravelled areas, providing useful outdoor space with room for seating, pots and storage. The rear extension is finished in a combination of stone and render, with attractive timber-effect uPVC windows and French doors opening directly from the accommodation.

OFF STREET

1 Parking Space





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