



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Wythburn Close, Burnley, BB12 8XE

£329,950

AN OUTSTANDING FOUR BEDROOM DETACHED FAMILY HOME

This impressively sized, immaculately presented four bedroom detached property is being proudly welcomed to the market in the highly desirable area of Burnley. With stylish decor, stunning features and an abundance of indoor space this property has everything needed to create a stunning family home! Boasting modern fixtures and fittings, security lights, integral garage and off road parking this property is truly the perfect home for a growing family! Situated conveniently close to bus routes, amenities and network links to Burnley centre, Colne and major motorway links.

The property comprises briefly; a stunning hallway with alarm system leading through to a WC, reception room, kitchen and staircase to the first floor. The reception room then leads to a second reception room which provides access to a conservatory. The first floor comprises of four generously sized bedrooms and a modern three piece bathroom suite. The main bedroom boasts its own en suite shower room. Externally there is a stunning south facing garden to the rear with Indian stone patio, bedding and laid to lawn areas. To the front there is off road parking and access to the garage.

For further information or to arrange a viewing please contact our Burnley office at your earliest convenience.

Wythburn Close, Burnley, BB12 8XE

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- Detached Family Home
- Spacious Reception Rooms
- Off Road Parking & Garage
- EPC Rating: D
- Four Bedrooms
- En Suite To Main Bedroom
- Freehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band D

Ground Floor

Entrance Hallway

10'7 x 7'9 (3.23m x 2.36m)

Composite double glazed front entrance door, central heating radiator, smoke alarm, coving, stairs to the first floor and doors to reception room one, kitchen and WC.

WC

4'2 x 3'2 (1.27m x 0.97m)

UPVC double glazed frosted window, central heating radiator, dual flush WC and wall mounted wash basin.

Reception Room One

15'7 x 13'5 (4.75m x 4.09m)

UPVC double glazed bow window, central heating radiator, gas fire with granite effect surround and wooden mantel, television point, coving and double doors to reception room two.

Reception Room Two

11'7 x 8'8 (3.53m x 2.64m)

Central heating radiator, coving and UPVC double glazed French doors to the conservatory.

Conservatory

13'2 x 12'6 (4.01m x 3.81m)

UPVC double glazed windows, Wendland structural glass roof, Karndean flooring and UPVC double glazed French doors to the rear.

Kitchen

12' x 8'7 (3.66m x 2.62m)

UPVC double glazed window, range of cream wall and base units with wood effect surfaces and tiled splashbacks, composite one and a half bowl sink with drainer and mixer tap, Neff gas oven with four ring gas hob, extractor hood, integrated fridge and dishwasher and integrated washer/dryer. Karndean flooring and UPVC double glazed door to the side elevation.

First Floor

Landing

14'6 x 6'9 (4.42m x 2.06m)

UPVC double glazed frosted window, central heating radiator, loft access, smoke alarm and doors to four bedrooms, bathroom and storage.

Bedroom One

13' x 10'1 (3.96m x 3.07m)

UPVC double glazed window, central heating radiator and door to the en suite.

En Suite

7'4 x 4'11 (2.24m x 1.50m)

UPVC double glazed frosted window, chrome heated towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, part tiled elevations and Karndean flooring.

Bedroom Two

11'4 x 9'11 (3.45m x 3.02m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

10'6 x 9'11 (3.20m x 3.02m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four

7'4 x 6'7 (2.24m x 2.01m)

UPVC double glazed window and central heating radiator.

Bathroom

7'3 x 6'5 (2.21m x 1.96m)

UPVC double glazed frosted window, chrome heated towel rail, low basin WC, pedestal wash basin, panelled bath and part tiled elevations.

External

Front

Laid to lawn garden with Indian stone paving and access to a garage.

Garage

17' x 8' (5.18m x 2.44m)

Boiler, power, light, water and up and over door.

Rear

Laid to lawn garden with Indian stone paving.

