



Ground Floor



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			
(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.

## Rydal Close, Burnley, BB10 2SL

### Offers Over £314,950

AN EXCEPTIONAL DETACHED TRUE BUNGALOW

Tucked away on a quiet and private plot and having been presented and maintained to the highest standard throughout, this exceptional three bedroom detached true bungalow is being proudly welcomed to the market within the sought after location of Burnley. Benefitting from an abundance of indoor and outdoor space, two bathrooms and neutral decoration, this property is a credit to the current owners who have created a welcoming and luxurious family home! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Pendle, Rossendale, Accrington and major motorway links. With enviable, landscaped, wraparound gardens, added garage and added conservatory, this property is the perfect family home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen, three generously sized bedrooms and a family bathroom. The reception room guides you on to a fantastic conservatory overlooking the beautiful gardens. The main bedroom benefits from an en suite shower room. Externally, there is a wrap around garden to the rear with laid to lawn, paving, decking, stone chip and mature shrubs, as well as fish pond and access on to the garage. The garage has been split to create a fantastic utility space and single garage. To the front there is a fantastic driveway with access on to the garage and laid to lawn garden.

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



# Rydal Close, Burnley, BB10 2SL

## Offers Over £314,950



- Impressive Detached True Bungalow
- Contemporary Fitted Kitchen
- Extensive Driveway and Garage
- EPC Rating TBC
- Three Bedrooms
- Abundance of Indoor and Outdoor Space
- Tneure Freehold
- Two Bathrooms
- Well Maintained Wraparound Gardens
- Council Tax Band D

### Entrance Hall

14'8 x 11'10 (4.47m x 3.61m)

Composite double glazed frosted front door, central heating radiator, cornice coving, two ceiling roses, storage cupboard, ladder access to fully board loft, doors leading to reception room, kitchen, three bedrooms and bathroom.

### Reception Room

24 x 13'1 (7.32m x 3.99m )

UPVC double glazed bay window, central heating radiator, coving to ceiling, two ceiling roses, gas fire with marble hearth and surround, three feature wall lights, television point and aluminium double glazed sliding door to conservatory.

### Conservatory

9'5 x 8'10 (2.87m x 2.69m)

UPVC double glazed windows, central heating radiator, two feature wall lights, polycarbonate roof and UPVC double glazed door to rear.

### Kitchen

11'9 x 10 (3.58m x 3.05m)

UPVC double glazed window, under unit heater, range of wood effect panel wall and base units, granite effect worktops, tiled splashbacks, composite one and a half bowl sink and drainer with high spout mixer tap, integrated electric double oven with four ring induction hob and extractor hood, integrated fridge freezer and dishwasher, tiled effect lino flooring and UPVC double glazed, partly frosted door to rear.

### Bedroom One

11'9 x 10'10 (3.58m x 3.30m)

UPVC double glazed window, central heating radiator, fitted wardrobes, dressing table and door to en suite.

### En Suite

7'10 x 2'6 (2.39m x 0.76m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, tiled elevations, spotlights and wood cladding to ceiling.

### Bedroom Two

9'10 x 8'5 (3.00m x 2.57m )

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

### Bedroom Three

8'10 x 8'5 (2.69m x 2.57m )

UPVC double glazed window and central heating radiator.

### Bathroom

8'4 x 5'3 (2.54m x 1.60m )

UPVC double glazed frosted window, central heating radiator, low base WC, pedestal wash basin with mixer tap, corner panel bath with mixer tap and rinse head, tiled elevations, wood cladding to ceiling and tiled flooring.

### Exterior

#### Rear

Wraparound laid to lawn garden with Indian stone paving, crazy paving, bedding areas, decking and pond.

### Front

Off road parking and access to garage.

### Garage

16'6 x 8'11 (5.03m x 2.72m)

Power, lighting, wood effect wall and base units, door to utility and up and over garage door.

### Utility

8'11 x 7'3 (2.72m x 2.21m)

UPVC double glazed window, wood effect panel base units, wood effect worktops, stainless steel one and a half bowl sink and drainer with mixer tap, Glow-worm boiler and tiled effect lino flooring.

