



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	93
(81-91) B	83
(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.

Cunliffe Drive, Burnley, BB12 6BT

Offers Over £289,950

AN ENVIABLE DETACHED FAMILY HOME

Having been presented and maintained to the highest standard throughout and offering an abundance of indoor and outdoor space, this exceptional four double bedroom detached property is being proudly welcomed to the market in the sought after location of Burnley on a newly built estate. With stunning gardens, two bathrooms and modern fixtures and fittings throughout, this idyllic property is the perfect family home, truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Rossendale, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen diner and staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads on to a utility room. The utility room guides you through to a WC. The first floor comprises of doors on to four double bedrooms and a modern three-piece family bathroom. The main bedroom benefits from an en suite shower room. Externally, there is a beautifully presented laid to lawn garden to the rear with paved areas and access on to the garage. To the front there is a laid to lawn garden with double driveway.

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

Cunliffe Drive, Burnley, BB12 6BT

Offers Over £289,950



- Exquisite Detached Property
- Modern Fitted Dining Kitchen
- Double Driveway and Garage
- EPC Rating B
- Four Bedrooms
- Spacious Rooms Throughout
- Tenure Freehold
- Two Bathrooms
- Neutral Decoration
- Council Tax Band D

Ground Floor

Entrance Hall

13'5 x 6'1 (4.09m x 1.85m)

Composite double glazed frosted front door, central heating radiator, smoke detector, understairs storage, tiled flooring, doors to reception room, kitchen/dining area and stairs to first floor.

Reception Room

15'7 x 10'4 (4.75m x 3.15m)

UPVC double glazed box bay window, central heating radiator and television point.

Kitchen/Dining Area

20'3 x 9'1 (6.17m x 2.77m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units, marble effect worktops and splashbacks, stainless steel sink and drainer with mixer tap, integrated high rise electric Indesit double oven, four ring Indesit gas hob and extractor hood, integrated fridge freezer and dishwasher, under unit lighting, spotlights, tiled flooring, door to utility and UPVC double glazed French doors to rear.

Utility

5'9 x 5 (1.75m x 1.52m)

Central heating radiator, range of high gloss wall and base units, marble effect worktops and splashbacks, plumbing for washing machine and dryer, integrated Logic boiler, extractor fan, tiled flooring, door to WC and composite double glazed frosted door to side elevation.

WC

5 x 2'11 (1.52m x 0.89m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap and tiled flooring.

First Floor

Landing

9'9 x 5'3 (2.97m x 1.60m)

Central heating radiator, smoke detector, loft access, doors leading to four bedrooms, bathroom and storage cupboard.

Bedroom One

13'4 x 11'6 (4.06m x 3.51m)

UPVC double glazed window, central heating radiator, television point, fitted wardrobe and door to en suite.

En Suite

5'7 x 5'2 (1.70m x 1.57m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, direct feed rainfall shower enclosed with rinse head, wall mounted wash basin with mixer tap, tiled elevations, extractor fan and tiled flooring.

Bedroom Two

11'6 x 8'7 (3.51m x 2.62m)

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

Bedroom Three

10 x 9'11 (3.05m x 3.02m)

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

Bedroom Four

8'7 x 8'4 (2.62m x 2.54m)

UPVC double glazed window and central heating radiator.

Bathroom

6'6 x 5'6 (1.98m x 1.68m)

UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap, dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, extractor fan and tiled flooring.

Exterior

Rear

Enclosed laid to lawn garden with paved patio area and access to garage.

Front

Laid to lawn garden, double driveway and access to garage.

