



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	

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Marsden Road, Burnley, BB10 2QP

Offers Over £250,000

A GORGEOUS SEMI-DETACHED FAMILY HOME

Nestled on the picturesque Marsden Road in Burnley, this semi-detached house is a true gem waiting to be discovered. Boasting three reception rooms, three bedrooms, and a bathroom, this property offers ample space for a growing family.

As you step inside, you'll be greeted by a sense of warmth and comfort. The tasteful decor throughout the house creates an inviting atmosphere, making it a place you can easily envision as your new home. The highlight of the house is the gorgeous open plan dining kitchen, perfect for hosting family gatherings or intimate dinners.

One of the unique features of this property is the third reception room, currently used as a playroom. With a little imagination, this room could easily be transformed into an additional bedroom, providing even more flexibility to the layout of the house.

The location of this house is simply charming, situated on a tree-lined road that exudes tranquility. Not only does it offer a peaceful setting, but it also provides convenient access to Burnley town centre, Nelson, Colne, and the Padiham bypass, making commuting a breeze.

Marsden Road, Burnley, BB10 2QP

Offers Over £250,000



- Semi Detached Property
- Large Dining Kitchen
- Off Road Parking
- EPC Rating: TBC
- Three Bedrooms
- Bathroom With Separate WC
- Freehold
- Three Reception Rooms
- Enclosed Garden With Views
- Council Tax Band: C

Ground Floor

Hall

12'10 x 5'10 (3.91m x 1.78m)

UPVC double glazed frosted entrance door with side windows, central heating radiator, wood effect flooring, stairs to first floor, under stairs storage and doors to reception room one and kitchen.

Reception Room One

13'5 x 12'11 (4.09m x 3.94m)

UPVC double glazed bow window, central heating radiator, ceiling rose, coving and living flame gas fire.

Kitchen

25'1 x 12'7 (7.65m x 3.84m)

Two UPVC double glazed windows, two atrium skylights, two central heating radiators, panel wall, base units and island with laminate worktops, high rise unit with oven and grill, five burner electric hob, extractor hood, tiled splash back, one and half bowl composite sink with drainer and mixer tap, integrated dishwasher, fridge, spotlights, wood effect flooring, open to reception room two, steps to utility room and double glazed bi fold door to rear.

Reception Room Two

13'4 x 11'3 (4.06m x 3.43m)

Central heating radiator, TV point and spotlights.

Utility Room

7'1 x 5'9 (2.16m x 1.75m)

UPVC double glazed window, Ideal Logic wall mounted combi boiler, plumbed for washing machine, space for fridge freezer, wood effect flooring and door to reception room three.

Reception Room Three

20' x 8'2 (6.10m x 2.49m)

UPVC double glazed window, central heating radiator and spotlights.

First Floor

Landing

UPVC double glazed frosted window, central heating radiator, doors to three bedrooms, bathroom and WC.

Bedroom One

14'2 x 12'8 (4.32m x 3.86m)

UPVC double glazed bow window and central heating radiator.

Bedroom Two

12' x 10'9 (3.66m x 3.28m)

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

Bedroom Three

7'11 x 7 (2.41m x 2.13m)

UPVC double glazed window and central heating radiator.

Bathroom

6' x 5 (1.83m x 1.52m)

UPVC double glazed window, central heated towel rail, pedestal wash basin, panel bath with electric feed shower over, extractor fan, part tiled elevation and tile effect flooring.

WC

6'2 x 2'5 (1.88m x 0.74m)

UPVC double glazed frosted window, dual flush WC and tile effect flooring.

External

Front

Off road parking.

Rear

Laid to lawn garden with decking and bedding areas.

