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Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>95</b></p> <p><b>83</b></p>
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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.

## Maden Fold Bank, Burnley, BB12 6EL

### £225,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms, modern fixtures and fittings and neutral decoration, this enviable three bedroom detached property is being proudly welcomed to the market in the desirable location of Burnley on a popular estate. With off road parking, gardens to both the front and the rear and open plan living space, this 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 to links to Accrington, Rossendale, Pendle and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, WC and staircase to the first floor. The reception room leads openly on to a dining area which then leads openly on to a contemporary fitted kitchen and out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with laid to lawn and paving areas, which is not overlooked. To the front there is a laid to lawn garden with paving and off road parking.

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

# Maden Fold Bank, Burnley, BB12 6EL

£225,000



- Immaculate Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating B
- Three Bedrooms
- Neutral Decoration
- Tenure Leasehold
- Two Bathrooms
- Spacious Rear Garden
- Council Tax Band C

## Ground Floor

### Entrance Hall

11'5 x 5'10 (3.48m x 1.78m)

Composite double glazed frosted front door, central heating radiator, smoke detector, understairs storage, doors leading to reception room, WC and stairs to first floor.

### WC

5'10 x 3'1 (1.78m x 0.94m)

Central heating radiator, dual flush WC, corner wall mounted wash basin with mixer tap, extractor fan and lino flooring.

### Reception Room

16'9 x 11'6 (5.11m x 3.51m)

UPVC double glazed box bay window, central heating radiator, television point and open access to dining area.

### Dining Area

9'1 x 8'9 (2.77m x 2.67m)

Central heating radiator, open access to kitchen and UPVC double glazed French doors to rear.

### Kitchen

8'9 x 8'6 (2.67m x 2.59m)

UPVC double glazed window, range of high gloss wall and base units with laminate worktops, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric Indesit oven with four ring gas hob and extractor hood, integrated fridge freezer and washing machine, extractor fan and lino flooring.

## First Floor

### Landing

11'2 x 4'11 (3.40m x 1.50m)

UPVC double glazed window, central heating radiator, loft access, storage cupboard, doors leading to three bedrooms and family bathroom.

### Bedroom One

11'2 x 4'11 (3.40m x 1.50m)

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

### En Suite

5'6 x 5'2 (1.68m x 1.57m)

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

### Bedroom Two

9'11 x 9'0 (3.02m x 2.74m)

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

### Bedroom Three

9'0 x 7'9 (2.74m x 2.36m)

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

## Bathroom

6'4 x 5'7 (1.93m x 1.70m)

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

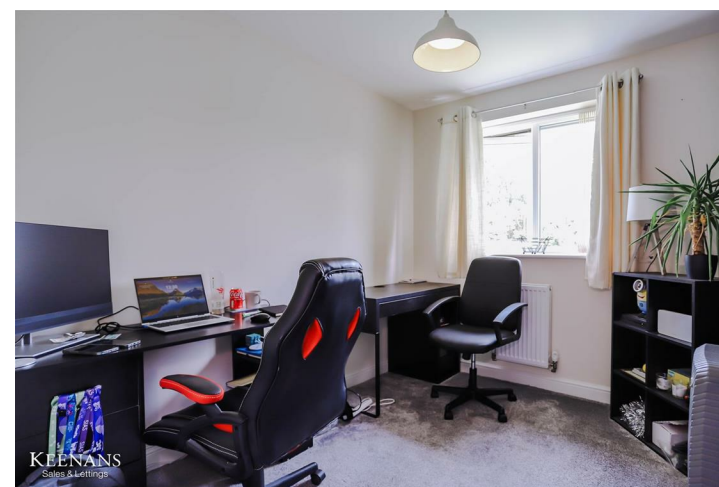
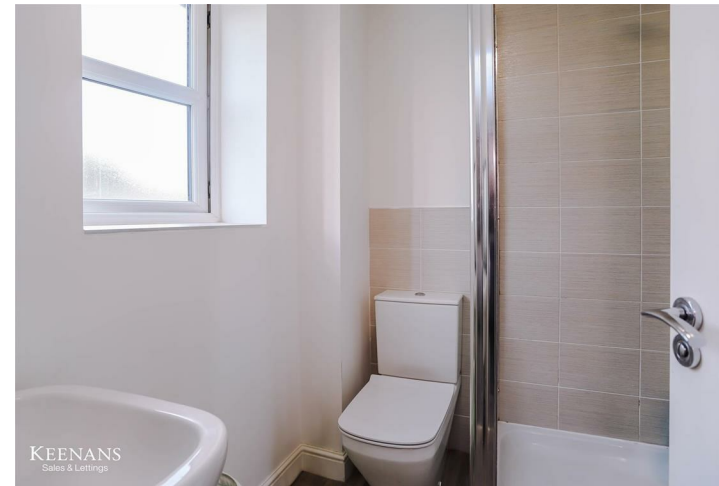
## External

### Rear

Enclosed garden with laid to lawn, paving, bedding areas and mature shrubbery.

### Front

Laid to lawn garden with paving, mature shrubbery and off road parking.



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