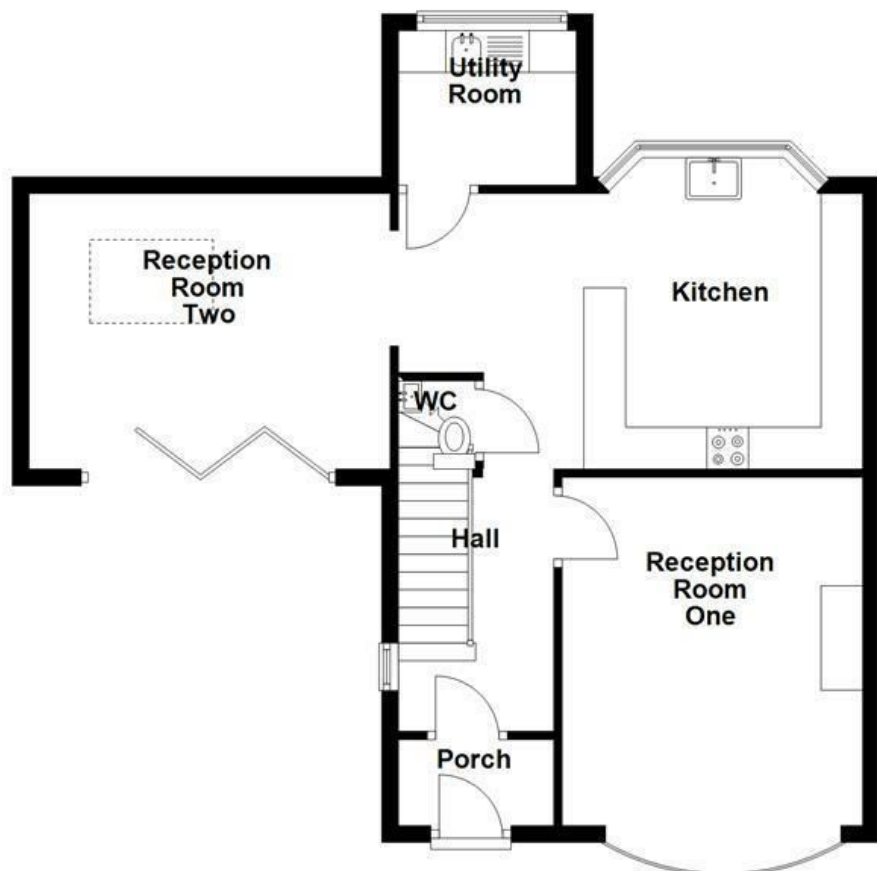
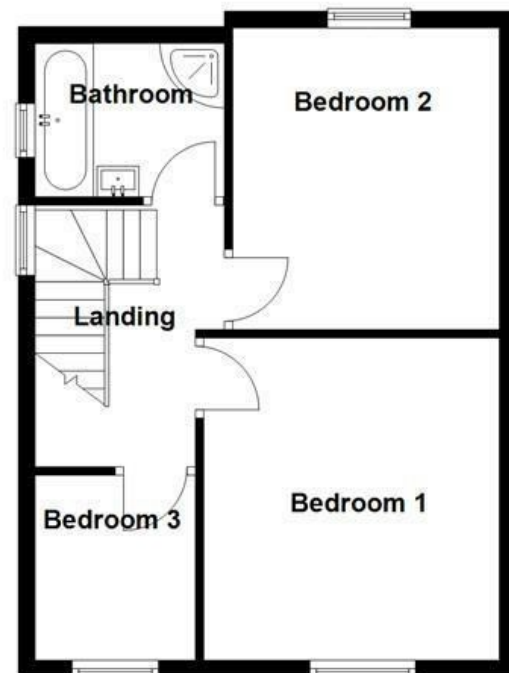


Ground Floor
Approx. 61.8 sq. metres (664.7 sq. feet)



First Floor
Approx. 41.8 sq. metres (449.6 sq. feet)



Total area: approx. 103.5 sq. metres (1114.3 sq. feet)

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 | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (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.

Brunshaw Road, Burnley, BB10 3JB

Offers In The Region Of £279,950

STUNNING MODERN FAMILY HOME NOT TO BE MISSED

Welcome to this stunning modern family home located on Brunshaw Road in Burnley. This semi detached house boasts two reception rooms, three bedrooms, and one bathroom, making it the perfect space for a growing family.

As you step inside, you'll be greeted by spacious and modern rooms that are perfect for both relaxing and entertaining. The tranquil sitting area provides a peaceful retreat after a long day, while the sunroom offers a bright and airy space to enjoy your morning coffee.

This property sits on a spacious plot, both inside and out, giving you plenty of room to make it your own. Whether you're looking to create a beautiful garden or simply enjoy the outdoor space, this home offers endless possibilities.

Located close to local amenities, you'll have everything you need right at your doorstep. From shops to schools to parks, this property is perfectly situated for convenient living.

Don't miss out on the opportunity to make this house your home. Book a viewing today and discover the potential that this property has to offer.

Brunshaw Road, Burnley, BB10 3JB

Offers In The Region Of £279,950



- Tenure Leasehold
- Off Road Parking To Side Of Property For two Vehicles
- Contemporary Fitted Kitchen And Four Piece Bathroom Suite
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Spacious Semi Detached Property With Viewing Essential
- Ideal Family Home Ready To Move Into
- EPC Rating D
- Three Bedrooms
- Enclosed Paved Rear Garden Space

Ground Floor

Entrance

UPVC double glazed door to porch.

Porch

6' x 3'5 (1.83m x 1.04m)
Tiled floor and stained glass door to hall.

Hall

13'4 x 6'3 (4.06m x 1.91m)
UPVC double glazed frosted window, central heating radiator, coving, open access to kitchen, door to reception room, stairs to first floor and laminate flooring.

Reception Room One

15'8 x 11'2 (4.78m x 3.40m)
UPVC double glazed bow window, central heating radiator, log burner with wood mantle and stone hearth and television point.

Kitchen

18'10 x 10'10 (5.74m x 3.30m)
UPVC double glazed bay window, central heating radiator, range of wall and base units, breakfast bar, quartz work tops, five ring gas hob, glass splash back and extractor fan, double oven in a high rise unit, integrated microwave, integrated dishwasher, integrated fridge freezer, one and a half inset ceramic sink with mixer tap, LED spotlights, smoke alarm, laminate flooring, doors to WC and utility room, open access to reception room two.

WC

3'7 x 2'10 (1.09m x 0.86m)
Dual flush WC, vanity top wash basin with mixer tap, tiled elevation, extractor fan and tiled floor.

Utility Room

7'5 x 6'1 (2.26m x 1.85m)
UPVC double glazed window, range of wall and base units, laminate work tops, plumbed for a washing machine, dryer, ceramic sink and drainer with mixer tap, LED spotlights and television point.

Reception Room Two

14'3 x 10'9 (4.34m x 3.28m)
UPVC double glazed Velux window, UPVC double glazed bi fold doors to rear and laminate flooring.

First Floor

Landing

9'1 x 8' (2.77m x 2.44m)
UPVC double glazed window, picture rail, doors to three bedrooms and bathroom.

Bedroom One

12'8 x 12'8 (3.86m x 3.86m)
UPVC double glazed window and central heating radiator.

Bedroom Two

11'5 x 10'5 (3.48m x 3.18m)
UPVC double glazed window and central heating radiator.

Bedroom Three

7'2 x 6'5 (2.18m x 1.96m)
UPVC double glazed window and central heating radiator.

Bathroom

7'8 x 6'8 (2.34m x 2.03m)
UPVC double glazed frosted window, central heating towel rail, vanity top wash basin with mixer tap, dual flush WC, tiled panelled bath with mixer tap, direct feed shower enclosure, tiled elevation, LED spotlights and tiled floor.

External

Rear

Enclosed paved patio rear garden with gate to the block paved drive.

Front

Enclosed paved courtyard and mature shrubs.

Side

Block paved drive with access to garage.

Garage

17'9 x 10'9 (5.41m x 3.28m)
Outside lights,

