



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		55	
(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 2QW

### Offers Over £189,950

#### STUNNING SEMI DETACHED PROPERTY

Nestled on Marsden Road in the charming town of Burnley, this semi-detached home is a true gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and a modern bathroom, this property offers ample space for comfortable living.

As you step inside, you'll be greeted by a cosy and inviting atmosphere that is perfect for relaxing or entertaining guests. The two large reception rooms provide versatility for various activities, whether it's hosting a dinner party or simply unwinding after a long day.

The property features two spacious bedrooms, offering plenty of room for a growing family or accommodating guests. The modern design and stylish touches throughout the house create a contemporary feel that is both welcoming and elegant.

One of the highlights of this home is the private garden, a tranquil oasis where you can enjoy the outdoors in peace and privacy. Additionally, the off-street parking adds convenience for those with vehicles, ensuring you always have a secure place to park.

If you're looking for a bright and airy home with a perfect blend of comfort and style, this semi-detached house on Marsden Road is the ideal choice. Don't miss out on the opportunity to make this property your own and experience the best of Burnley living.



# Marsden Road, Burnley, BB10 2QW

## Offers Over £189,950



- Stunning Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Stylish Decoration
- Tenure Leasehold
- Three Piece Bathroom Suite
- Enclosed Garden to Rear
- Council Tax Band C

### Ground Floor

#### Entrance Hall

9'2 x 6'11 (2.79m x 2.11m)

UPVC double glazed front door, UPVC double glazed frosted window, central heating radiator, coving, solid wood flooring, doors leading to reception room one, kitchen, storage and stairs to first floor.

#### Reception Room One

14'10 x 11'2 (4.52m x 3.40m)

UPVC double glazed bay window, central heating radiator, coving, two feature wall lights, gas fire with marble hearth and surround, television point and solid wood flooring.

#### Reception Room Two

9'9 x 9'1 (2.97m x 2.77m )

UPVC double glazed window, central heating radiator, coving, panelled elevations, fitted alcove storage and shelving, solid wood flooring and double doors to reception room one.

#### Kitchen

11'0 x 9'3 (3.35m x 2.82m )

UPVC double glazed window, central heating radiator, range of wall and base units with wood effect worktops, stainless steel one and a half bowl sink and drainer with high spout mixer tap, tiled splashback, integrated oven with four ring gas hob and extractor hood, integrated fridge freezer, solid wood flooring, doors to reception room two, understairs storage and side elevation.

### First Floor

#### Landing

9'8 x 8'8 (2.95m x 2.64m )

UPVC double glazed frosted window, doors leading to three bedrooms and family bathroom.

#### Bedroom One

12'9 x 11'1 (3.89m x 3.38m)

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

#### Bedroom Two

9'11 x 9'10 (3.02m x 3.00m)

UPVC double glazed window, central heating radiator and loft access.

#### Bedroom Three

8'4 x 6'11 (2.54m x 2.11m)

UPVC double glazed window and central heating radiator.

#### Bathroom

6'1 x 5'4 (1.85m x 1.63m )

Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, spotlights, part tiled elevations and tiled flooring.

### External

### Rear

Enclosed garden with laid to lawn, bedding areas, stone chippings and access to outbuilding.

### Front

Steps to entrance, mature shrubbery, stone chippings and off road parking.

