



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.

Berwick Drive, Burnley, BB12 0TN

Offers In The Region Of £345,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard throughout with spacious rooms, neutral decoration and modern fixtures and fittings, this enviable four bedroom detached property is being proudly welcomed to the market in the desirable location of Burnley on a popular estate. With enviable wrap around gardens, double garage, two bathrooms and two living areas, this enviable property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Pendle, Rossendale and major motorway links. A credit to the current owner, this property has been transformed and maintained to an immaculate standard truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious lounge, dining room, contemporary fitted kitchen and WC and houses a staircase to the first floor. The kitchen boasts modern wall and base units, high quality integrated appliances and leads out to the side. The first floor comprises of doors on to four generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enviable wraparound gardens with laid to lawn, paving, bedding and mature shrubs to the rear. To the front there is a laid to lawn garden with paving, bedding, off road parking and access to the double garage.

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

Berwick Drive, Burnley, BB12 0TN

Offers In The Region Of £345,000

 4  2  2  D

- Exceptional Detached Property
- Modern Fitted Kitchen
- Off Road Parking and Double Garage
- EPC Rating D
- Four Bedrooms
- Ample Living Space
- Tenure Freehold
- Two Bathrooms
- Wraparound Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hall

23'3 x 6'1 (7.09m x 1.85m)
UPVC double glazed front door, central heating radiator, coving, dado rail, wood effect laminate flooring, doors to reception room, dining room, kitchen, WC and stairs to first floor.

WC

6'3 x 2'8 (1.91m x 0.81m)
Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled elevations and wood effect laminate flooring.

Reception Room

16'11 x 10'8 (5.16m x 3.25m)
UPVC double glazed leaded window, central heating radiator, cornice coving, dado rail, electric fire with limestone hearth and surround, television point, two feature wall lights and wood effect laminate flooring.

Dining Room

10'7 x 9'10 (3.23m x 3.00m)
UPVC double glazed window, central heating radiator, cornice coving, dado rail, integrated shelving and wood effect laminate flooring.

Kitchen

12'11 x 10'7 (3.94m x 3.23m)
UPVC double glazed leaded window, plinth heater, range of panelled wall and base units with granite effect work surfaces, stainless steel one and a half bowl sink and drainer with high spout Quooker boiling tap, integrated electric oven with four ring electric hob and extractor hood, space for fridge freezer, integrated dishwasher, plumbing for washing machine, integrated seating, under unit lighting, spotlights, coving, tiled effect vinyl flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

13'11 x 10'1 (4.24m x 3.07m)
UPVC double glazed leaded window, loft access, dado rail, storage cupboard, doors to leading to four bedrooms and family bathroom.

Bedroom One

12'11 x 10'9 (3.94m x 3.28m)
UPVC double glazed leaded window, central heating radiator, coving, fitted wardrobes, wood effect laminate flooring and door to en suite.

En Suite

10'0 x 6'0 (3.05m x 1.83m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, tiled elevations, spotlights and tiled flooring.

Bedroom Two

10'9 x 9'2 (3.28m x 2.79m)
UPVC double glazed leaded window, central heating radiator, coving and wood effect laminate flooring.

Bedroom Three

10'9 x 7'6 (3.28m x 2.29m)
UPVC double glazed leaded window, central heating radiator, coving and wood effect laminate flooring.

Bedroom Four

13'0 x 6'0 (3.96m x 1.83m)
UPVC double glazed leaded window, central heating radiator, coving, dado rail, wood effect laminate flooring.

Bathroom

7'4 x 6'9 (2.24m x 2.06m)
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, spotlights and tiled flooring.

External

Rear

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

Front

Laid to lawn garden with paving, bedding areas, off road parking and access to double garage.

Double Garage

17'0 x 16'11 (5.18m x 5.16m)
Hardwood single glazed window, power, lighting, Main Eco boiler and electric roller garage door.



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