



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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## Helvellyn Drive, Burnley, BB12 0TA

### Offers Over £399,950

EXQUISITE FOUR BEDROOM DETACHED PROPERTY BEING OFFERED TO THE MARKET WITH NO ONWARDS CHAIN DELAY!

Located on Helvellyn Drive in the vibrant town of Burnley, this splendid detached house presents an ideal family home. Boasting four spacious bedrooms, including a master suite complete with an en suite bathroom, this property offers both comfort and convenience. The well-appointed family bathroom and a downstairs WC enhance the practicality of the layout.

The heart of the home is undoubtedly the expansive kitchen dining room, perfect for family gatherings and entertaining guests. The lounge seamlessly flows into a bright conservatory, creating a delightful space filled with natural light, ideal for relaxation or enjoying a good book.

Outside, the property features a substantial laid-to-lawn rear garden, providing ample space for children to play or for hosting summer barbecues. The driveway and garage offer convenient off-street parking, while a charming summerhouse adds a touch of character and can serve as a peaceful retreat or a hobby space.

Situated in a great location, this home is close to local amenities, ensuring that everything you need is just a stone's throw away. With its generous living spaces and excellent outdoor area, this property is perfect for families seeking a comfortable and inviting environment in the heart of Burnley. Don't miss the opportunity to make this wonderful house your new home.



# Helvellyn Drive, Burnley, BB12 0TA

## Offers Over £399,950

 4  2  2  C

- Impressive Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating: C
- Four Spacious Bedrooms
- Ample Living Space
- Tenure: Freehold
- Two Bathrooms
- Extensive Rear Garden and Summer House
- Council Tax Band: E

### Ground Floor

#### Porch

6'2 x 5'1 (1.88m x 1.55m)  
UPVC double glazed entrance door and doors to hall and garage.

#### Garage

18'11 x 15' (5.77m x 4.57m)  
Up and over door and power.

#### Hall

10'4 x 9'9 (3.15m x 2.97m)  
Spotlights, tiled floor, stairs to first floor and doors to kitchen/dining room, study and WC.

#### Study

10'11 x 6'10 (3.33m x 2.08m)  
UPVC double glazed frosted window and central heating radiator.

#### WC

5'7 x 5'6 (1.70m x 1.68m)  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, part tiled elevation and tiled floor.

#### Kitchen/Dining Room

20'9 x 18'9 (6.32m x 5.72m)  
UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, upright central heating radiator, spotlights, gloss wall and base units, wood effect worktops, one and half bowl composite sink with draining board and mixer tap, integrated double oven in high rise unit, five burner gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, tiled floor, door to two reception rooms and UPVC double glazed door to rear.

#### Reception Room One

18' x 8'5 (5.49m x 2.57m)  
UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, spotlights, Potterton boiler, storage and wood effect flooring.

#### Reception Room Two

13'9 x 11'11 (4.19m x 3.63m)  
Central heating radiator, smoke alarm, living flame gas fire, marble effect hearth and surround and double doors to conservatory.

#### Conservatory

15' x 13'6 (4.57m x 4.11m)  
UPVC double glazed windows, central heating radiator, wood effect flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

13'1 x 12'1 (3.99m x 3.68m)  
UPVC double glazed window, loft access, smoke alarm and doors to four bedrooms and bathroom.

### Bedroom One

12'6 x 11' (3.81m x 3.35m)  
Two UPVC double glazed windows, central heating radiator, fitted wardrobe and door to en suite.

### En Suite

7'7 x 5'10 (2.31m x 1.78m)  
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower, extractor fan, PVC ceiling, tiled elevation and wood effect flooring.

### Bedroom Two

11' x 8'1 (3.35m x 2.46m)  
UPVC double glazed window and central heating radiator.

### Bedroom Three

10'1 x 9'5 (3.07m x 2.87m)  
UPVC double glazed window and central heating radiator.

### Bedroom Four

10'8 x 7'6 (3.25m x 2.29m)  
UPVC double glazed window and central heating radiator.

### Bathroom

7'5 x 5'5 (2.26m x 1.65m)  
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, P shape bath with mixer tap and direct feed rainfall shower over, extractor fan, PVC ceiling, tiled elevation and wood effect flooring.

### External

#### Front

Drive for off road parking.

#### Rear

Laid to lawn garden, paving, stone chips, bedding areas and summer house.

### Summer House

15'2 x 9'4 (4.62m x 2.84m)  
Sliding doors, spotlights, bar and wood effect flooring.



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