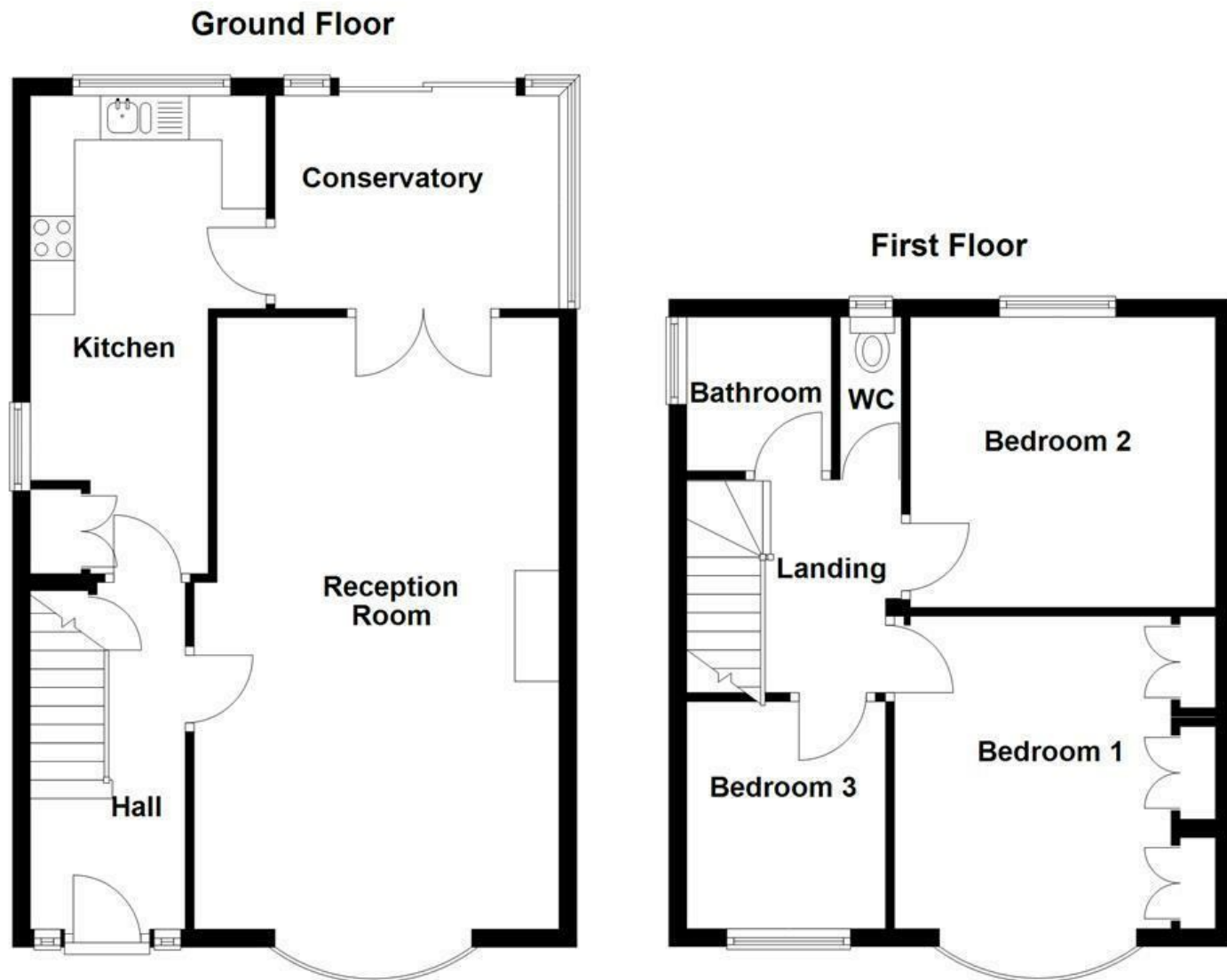




| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 66                      | 72        |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Marsden Road, Burnley, BB10 2QP

### Offers Over £240,000

BEAUTIFUL THREE BEDROOM SEMI DETACHED HOME IN BURNLEY

Located on the charming Marsden Road in Burnley, this delightful house offers a perfect blend of comfort and style. Upon entering, you are welcomed by a spacious living room that effortlessly doubles as a dining area, making it an ideal space for both relaxation and entertaining guests. Adjoining this area is a lovely conservatory, which is bathed in natural light, creating a warm and inviting atmosphere throughout the day.

The beautifully styled kitchen is well-equipped, providing a wonderful environment for culinary enthusiasts to create their favourite dishes. This property boasts two generously sized double bedrooms, ensuring ample space for rest and relaxation. Additionally, there is a versatile third bedroom that can easily be transformed into a productive office space, catering to the needs of modern living.

One of the standout features of this home is the gorgeous rear garden, which is laid to lawn and perfect for enjoying the summer months. Whether you wish to host barbecues, play with children, or simply unwind in the fresh air, this outdoor space is sure to impress.

Overall, this house on Marsden Road presents an excellent opportunity for those seeking a comfortable and stylish home in a desirable location. With its spacious interiors, lovely garden, and the added benefit of a bright conservatory, it is a property that truly deserves your attention.

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# Marsden Road, Burnley, BB10 2QP

## Offers Over £240,000

 3  1  1  D

- Semi Detached Property
  - Contemporary Fitted Kitchen
  - Off Road Parking
  - EPC Rating: D
- Three Bedrooms
  - Two Piece Bathroom And Separate WC
  - Tenure: Leasehold
- Spacious Reception Room
  - Enclosed Well Maintained Rear Garden
  - Council Tax Band; C

### Ground Floor

#### Hall

12'10 x 5'9 (3.91m x 1.75m)  
UPVC double glazed frosted entrance door, UPVC double glazed frosted window, central heating radiator, coving, smoke alarm, under stairs storage, part wood panelling, stairs to first floor and doors to reception room and kitchen.

#### Reception Room

22'8 x 13'6 (6.91m x 4.11m)  
UPVC double glazed bow window, two central heating radiator, coving, electric fire, marble effect hearth and surround and UPVC double glazed French doors to conservatory.

#### Conservatory

10' x 8'9 (3.05m x 2.67m)  
UPVC double glazed windows, UPVC double glazed frosted windows, tiled floor and UPVC double glazed sliding door to rear.

#### Kitchen

17'8 x 8'7 (5.38m x 2.62m)  
Two UPVC double glazed frosted windows, central heating radiator, wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated double oven in high rise unit, four ring electric hob, extractor hood, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, integrated boiler and wood effect flooring.

### First Floor

#### Landing

7'9 x 7'2 (2.36m x 2.18m)  
UPVC double glazed window, loft access and doors to three bedrooms, bathroom and WC.

#### Bedroom One

11'11 x 11'7 (3.63m x 3.53m)  
UPVC double glazed bow window, central heating radiator and fitted wardrobes.

#### Bedroom Two

11'4 x 10'9 (3.45m x 3.28m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Three

8'5 x 7'1 (2.57m x 2.16m)  
UPVC double glazed window and central heating radiator.

#### Bathroom

5'8 x 5'5 (1.73m x 1.65m)  
UPVC double glazed frosted window, central heated towel rail, spotlights, vanity top wash basin with mixer tap, P shape panel bath with mixer tap and direct feed shower over, part tiled elevation and tile effect flooring.

#### WC

5'9 x 2'3 (1.75m x 0.69m)  
UPVC double glazed frosted window, dual flush WC, tiled elevation and tile effect flooring.

### External

#### Front

Bedding areas and block paved driveway.

#### Rear

Enclosed tiered garden, laid to lawn garden, gravel chippings, bedding areas and storage shed



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