



# Falcon & Foxglove

**4 Harefield Rise, Burnley BB12 0EZ**



A well presented four bedroom detached property in this sought after area of town. Comprising also of a spacious lounge, dining room, fitted kitchen, downstairs cloakroom, En-suite shower room and first floor family bathroom. The property benefits also from double glazing, gas central heating, garage, private drive, front & rear gardens.

Located near to local shopping facilities, infant/junior schools, and bus routes to the town centre. The property is only a few minutes drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

- **Four Bedrooms**
- **En-Suite Shower Room**
- **Two Reception Rooms**
- **Fitted Kitchen**
- **Downstairs WC**
- **Freehold**
- **Council Tax Band D**
- **EPC Rating C**
- **Private Drive & Garage**
- **Front & Rear Gardens**

**£265,000**



**Falcon & Foxglove Estate Agents Limited,  
9 Manchester Road, Burnley BB11 1HQ**

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Web: [www.falconandfoxglove.co.uk](http://www.falconandfoxglove.co.uk)



**Entrance Hallway**  
**4.08m x 1.25m (13ft 4" x 4ft 1")**

Laminate flooring

Central heating radiator



**Lounge**  
**4.83m x 3.42m (15ft 10" x 11ft 2")**

Double glazed window to the front of the property

Laminate flooring

Central heating radiator

TV & telephone points



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**Dining Room**  
**3.48m x 3.12m (11ft 4" x 10ft 2")**

Double glazed 'Rock doors' leading to the rear garden

Laminate flooring

Central heating radiator



**Kitchen**  
**4.22m x 2.69m (13ft 10" x 8ft 9")**

Double glazed window to the rear of the property

Fitted wall and base units

Corian worktop

1 ½ sink unit

Integrated 'Neff' electric oven

Integrated 'Neff' combination microwave oven

Five ring gas hob with cooker hood over

Plumbing for automatic washing machine and dishwasher

Vinyl flooring

Central heating radiator



**Cloakroom**  
**1.86m x 1.01m (6ft 1" x 3ft 3")**

Double glazed frosted window to the front of the property

Low level w.c. and pedestal hand wash basin

Central heating radiator



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## Landing

### Bedroom One

3.69m x 3.03m (12ft 1" x 9ft 11")

Double glazed window to the front of the property

Laminate flooring

Central heating radiator



### En-Suite Shower Room

2.19m x 1.39m (7ft 2" x 4ft 6")

Double glazed frosted window to the side of the property

Shower cubicle with thermostatic shower over

Vanity unit with hand wash basin and low level w.c.

Towel radiator

### Bedroom Two

3.18m x 2.87m (10ft 5" x 9ft 5")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator



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**Bedroom Three**  
**2.84m x 2.80m (9ft 2" x 9ft 3")**

Double glazed window to the front of the property

Laminate flooring

Central heating radiator



**Bedroom Four**  
**2.99m x 2.08m (9ft 9" x 6ft 10")**

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator



**Bathroom**  
**2.05m x 1.86m (6ft 8" x 6ft 1")**

Double glazed frosted window to the side of the property

Jacuzzi bath with electric shower over

Pedestal hand wash basin and low level w.c.

Central heating radiator



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## Rear Garden

Landscaped garden

Composite decking area

Garden Shed



## Garage

Up and over door

Power, plumbing and lighting



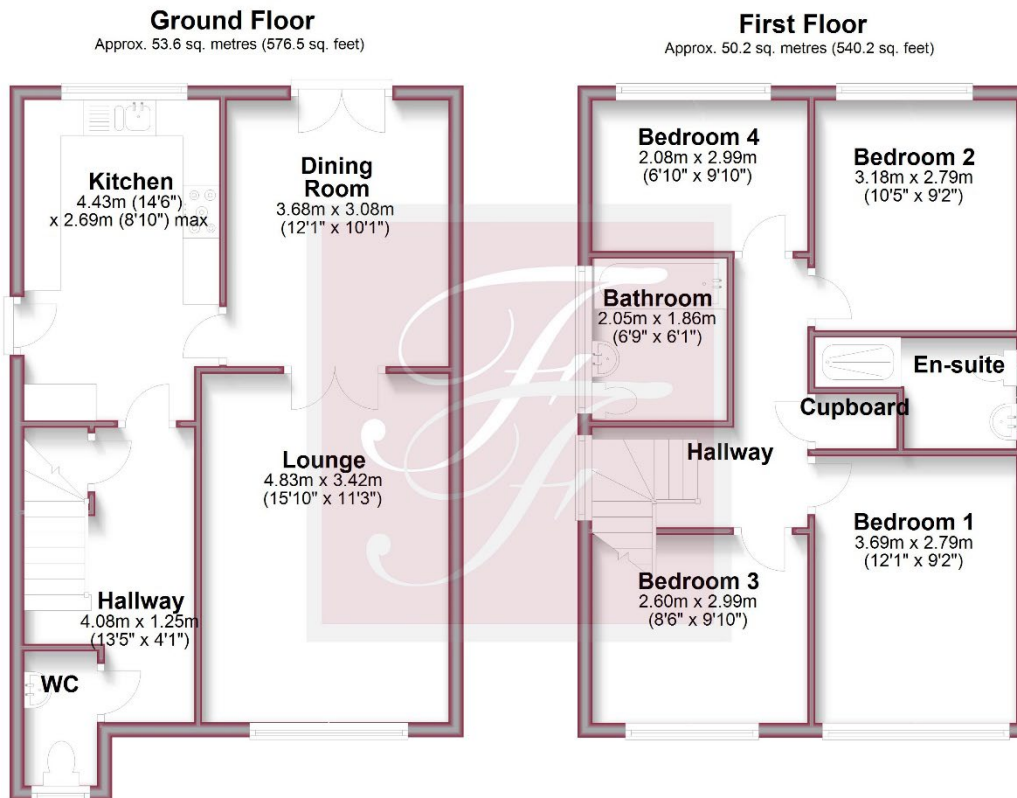
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Total area: approx. 103.7 sq. metres (1116.7 sq. feet)

Please note: Plans are to show room locations only and are not to scale

#### NOTES:

**VIEWING:** Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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