

DESCRIPTION

***DETACHED - 4 BEDROOMS - EN SUITE - GARDEN - DRIVEWAY - GARAGE ***

Welcome to this fabulous home in Ightenhill – a stunning 4-bedroom detached house that seamlessly combines modern living with family comfort. Nestled in a sought-after location, this home offers a harmonious blend of style and functionality.

The heart of the home is a well-appointed kitchen boasting integrated appliances, the master bedroom, complete with an en suite and three additional bedrooms ensures ample space for family or guests.

Outside, a driveway welcomes you home, while meticulously landscaped and private gardens provide a tranquil and safe escape.

Located in the prestigious Ightenhill area, this property benefits from proximity to highly regarded schools, Ightenhill Park, a 5 minute drive in to either Burnley or Padiham Town Centres and situated on a main road bus route.

Don't miss the opportunity to make this house your home by calling Fardella & Bell.



OLD WINNER
ESTATE AGENT
IN BURNLEY

FA



 BRITISH PROPERTY GOLD WINNER

 FARDELLA



 BRITISH PROPERTY AWARDS GOLD WINNER

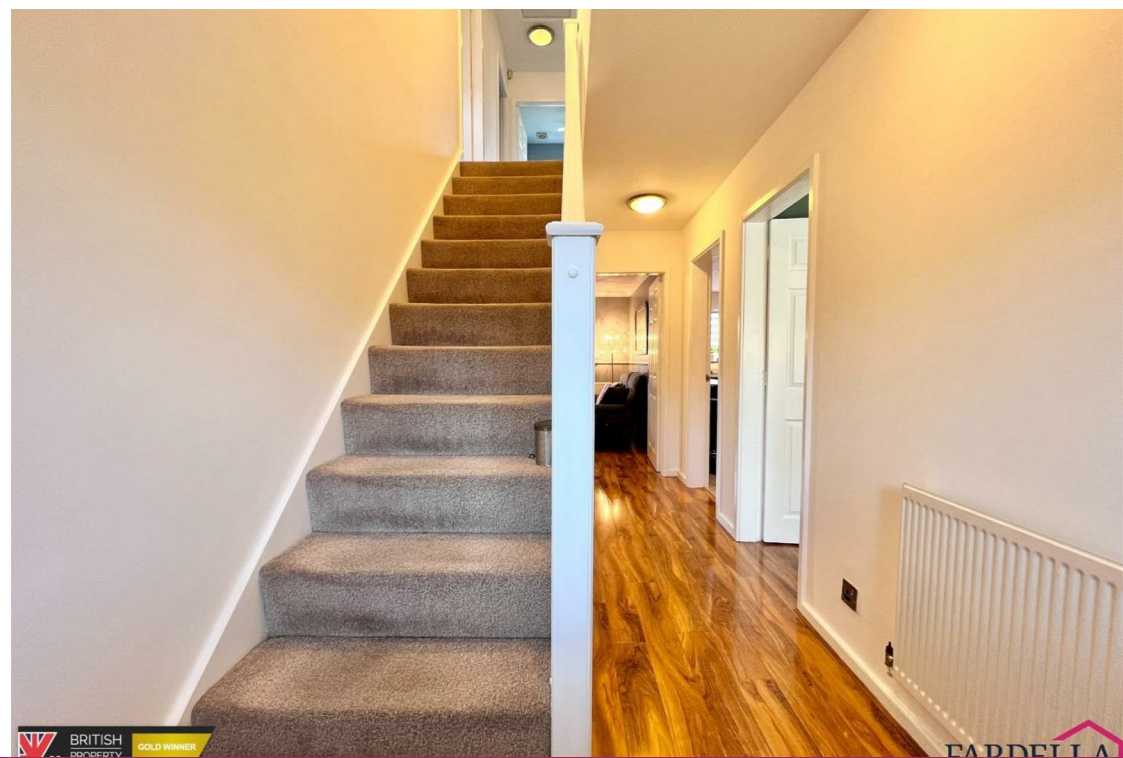
 FARDELLA



 **BRITISH PROPERTY AWARDS** GOLD WINNER

 **FARDELLA**





Entrance Hallway 15'6 x 8'8

Entering through a uPVC double glazed door with uPVC double glazed window, under stairs storage, radiator, open balustrade staircase, ceiling light points and laminate flooring.

Dining Room 8'3 x 11'5

Located to the front aspect, with uPVC double glazed bay window, radiator, ceiling light point and laminate flooring.

Living Room 15'9 x 15'0

Overlooking the rear, with uPVC double glazed windows and doors leading out to the rear garden, ceiling light point, tv aerial point, radiator, laminate flooring, electric fire with marble hearth and surround.

Kitchen 8'2 x 16'4

A well-appointed fully fitted kitchen with uPVC double glazed window offering garden views, uPVC door to the side aspect, 1.5 bowl sink with drainer and mixer tap, integrated fridge and freezer, radiator, spotlights to the ceiling, plumbing for a washing machine, integrated dishwasher, under counter lighting, a mixture of wall and base units with complimentary laminate work surfaces, plinth lighting, electric oven and electric hob with overhead extractor point.

Downstairs wc 2'7 x 4'4

Neatly located under the staircase, with push button wc, cloakroom sink and mixer tap, laminate flooring, radiator and ceiling light point.

First floor landing

Fitted carpet, loft access point, storage cupboard housing the water tank.

Bedroom One 14'4 x 11'8

A room of double proportion, with two uPVC double glazed windows, tv aerial point, fitted carpet, fitted wardrobe storage cupboards.

En-suite

uPVC double glazed frosted window, vinyl flooring, radiator, spotlights, wet wall panelling, sink with chrome taps, push button wc, shower enclosure with glass door, electric overhead shower and ceiling extractor point.

Bedroom Two 8'5 x 10'6

Overlooking the front aspect, uPVC double glazed window, laminate flooring, ceiling light point, radiator, fitted wardrobe storage cupboard and tv aerial point.

Bedroom Three 8'5 x 9'3

To the rear aspect, uPVC double glazed window, laminate flooring, tv aerial point, ceiling light point, radiator, fitted wardrobe storage.

Bedroom Four 9'2 8'7

uPVC double glazed window, laminate flooring, ceiling light point and radiator.

Family Bathroom 7'3 x 6'2

uPVC double glazed frosted window, wc, pedestal sink with chrome taps, panelled bath and chrome taps, partially tiled walls, extractor point and vinyl flooring.

External Rear

This property's meticulously landscaped rear garden, edged by secure fencing it offers privacy and easy access. The garden features a charming patio area, ideal for al fresco dining or quiet time. Convenient side access ensures seamless movement within the property too.

At the front, a manicured lawn welcomes you, adding a touch of greenery to the entrance. The stone-chipped area and driveway provides ample parking space, leading to a practical garage (17'5 x 8'3) for secure storage or additional utility.

The practical elements are of side access and garage storage, this property's outdoor spaces are thoughtfully designed to enhance your lifestyle. Embrace the perfect blend of aesthetics and functionality, making every aspect of outdoor living a pleasure.

Viewings on Brochure

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

For the latest upcoming properties make sure you follow our socials on instagram @fardella_bell_estate_agents and facebook @fardella & bell estate agents

Tenure and Council Tax

We have been advised that the tenure of this property is 'Freehold' and the Council Tax Band is 'E'

The title register shows the property contains restrictive covenants.

These should be raised and satisfied by your chosen legal representative.

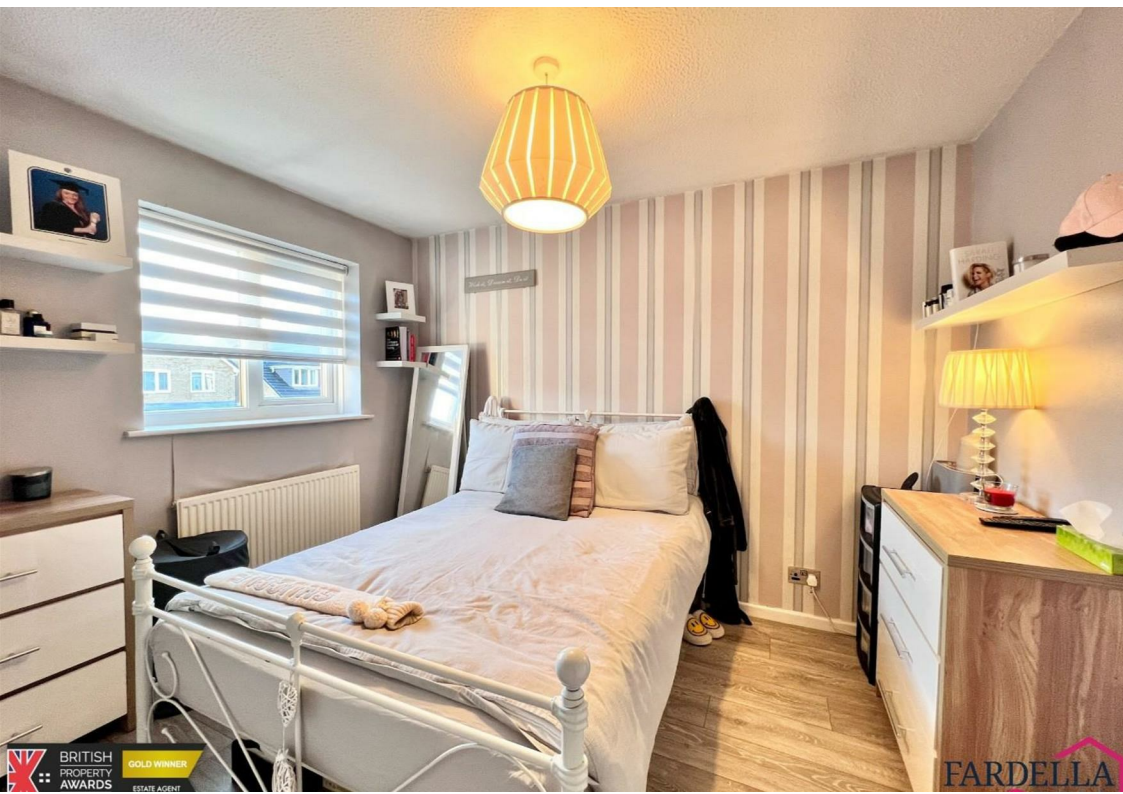
Publishing

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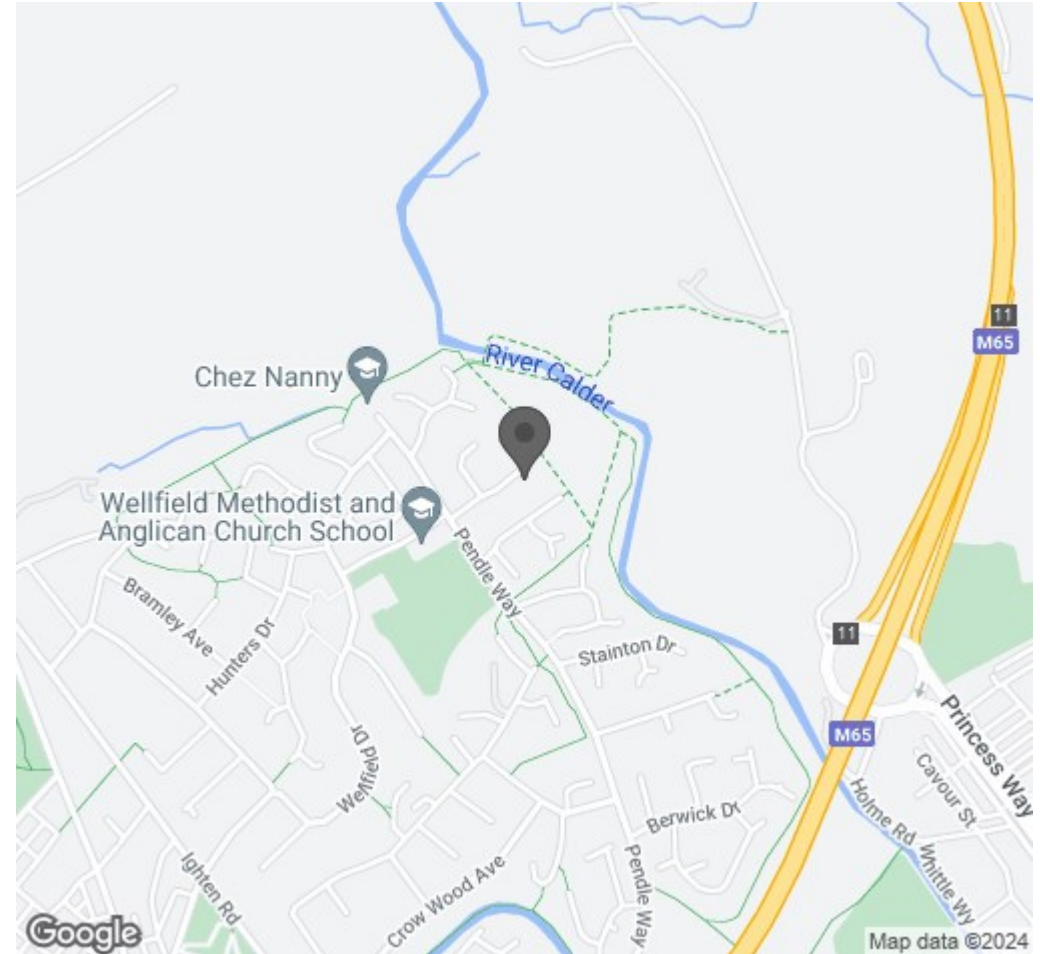






Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	







FARDELLA & BELL ESTATE AGENTS | 01282 968668 | WWW.FBESTATEAGENTS.CO.UK | INFO@FBESTATEAGENTS.CO.UK

143 Burnley Road, Padiham, Lancashire, BB12 8BA

01282 968 668 | 01200 403484 | 01254 933 511

