

DESCRIPTION

**** FOUR BEDROOMS** 2 BATHROOMS ** DETACHED BUNGALOW
** FREEHOLD ****

Fardella and Bell are delighted to present this desirable four-bedroom detached bungalow located in a sought-after area of Burnley.

The property boasts stunning views across Burnley and Pendle, visible for miles from the rear of the house. It features a spacious garden on the side and rear with fully fenced boundaries, providing ample outdoor space. Inside, the bungalow offers a large living area, a wet room style bathroom, a main family bathroom, fitted kitchen and the added benefit of an integral double garage.

Parking is available for two vehicles and its handy location is ideal, being close to main road transport routes and offering easy access to both urban and rural areas right on the doorstep.

There is gas central heating and uPVC double glazing present throughout combining comfort, convenience, and breath-taking views, making it a fantastic choice for potential homeowners.

Call our office now to secure your viewing appointment.









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AWARDS
2023

GOLD WINNER

ESTATE AGENT
IN BURNLEY





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Entrance porch 4'1 x 8'9

Radiator, fitted carpet, ceiling light point, uPVC front door, storage cupboard, access to the garage and side wall light point.

Garage 17'6 x 14'8

Electric up and over garage door, lighting, electrical sockets, boiler, loft access point with pull down ladder and frosted uPVC window.

Entrance hallway 5'8 x 8'8

Access to all rooms, fitted carpet, radiator, two ceiling light points, smoke alarm, two storage cupboards and loft access point,

Kitchen 9'1 x 10'6

uPVC double glazed window, a mix of wall and base units, fridge/ freezer point, freestanding electric oven, electric hob, extractor point, partially tiled walls, ceiling light point, spotlights, radiator, vinyl flooring, sink with stainless drainer and mixer tap and electrical sockets for worktop appliances.

Dining area 8'8 x 11'0

uPVC double glazed window, fitted carpet, radiator, ceiling light point.

Living room 22'11 x 12'11

uPVC sliding doors leading to rear garden, gas fire with wooden mantle and hearth and stone surround, TV point, ceiling coving, two ceiling light point and two radiators.

Bathroom 5'8 x 5'5

Tiled walls, laminate flooring, push button WC, pedestal sink with chrome taps, extractor point, corner bath with mains fed overhead shower, shower rail with curtain, frosted uPVC double glazed window and ceiling light point.

Wetroom 7'1 x 5'5

Wet wall panelling, wetroom flooring, chrome heated towel rail, sink with chrome mixer tap, mains fed shower with chrome fittings, frosted uPVC double glazed window, push button WC, ceiling light point and extractor point.

Bedroom one 15'5 x 12'0

uPVC double glazed patio door with large window, ceiling light point, radiator, fitted wardrobe storage and fitted carpet.

Bedroom two 9'7 x 12'0

Radiator, uPVC double glazed window, fitted carpet, ceiling light point and TV point.

Bedroom three 7'11 x 8'9

uPVC double glazed window, radiator, fitted carpet, ceiling coving and TV point.

Bedroom four 7'10 x 9'4

uPVC double glazed window, radiator, fitted carpet, fitted storage and ceiling light point.

Exterior

Front - A driveway adorned with stone paving, accommodating two cars, leads to the front door and provides access to the garage. A side gate opens to the side garden, while another path leads to the rear garden. The property features a brick-built outhouse and an outdoor lighting point.

Rear - The rear of the property boasts an Indian stone patio area, a lush lawn, raised beds, stone steps, and fenced boundaries. Mature bushes and shrubs enhance the landscaping, and stone chipped beds add a decorative touch to the outdoor space

Consumer Protection Regs

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Freehold' and the Council Tax Band is 'E'

The title register shows the property may contain restrictive covenants. These should be raised and satisfied by your chosen legal representative.

Parking - Driveway

Rights and easements – Unknown by vendor

Restrictions – Unknown by vendor

Building safety – No visible risks

Accessibility/Adaptations – Would require a ramp to the front door and all living space is one one level also has wet room facility.

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Unknown by vendor.

Flood Risk - Low - Underground Reservoir close by - advised no threat

Coalfield or mining area - Unknown by vendor

Disclaimer

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the

seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be given or implied as to their working order

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Viewings on Brochure

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

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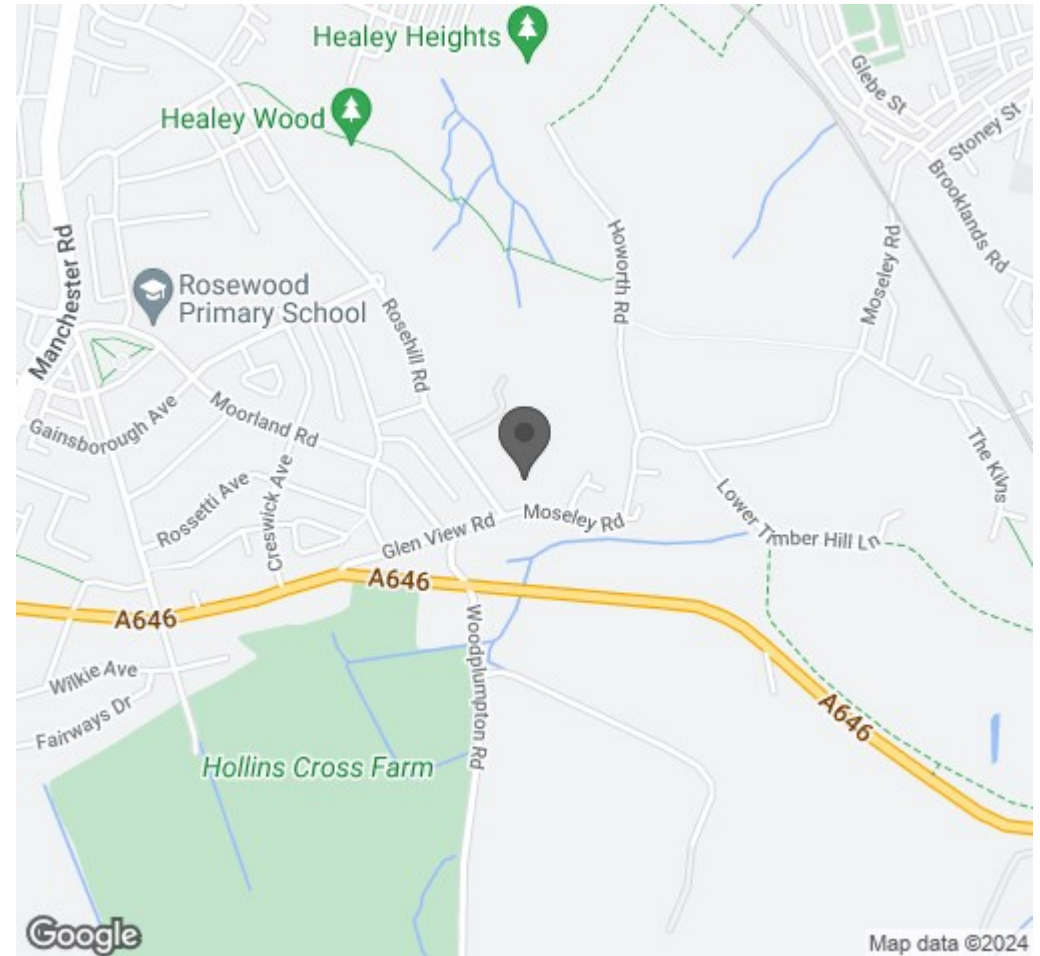
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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