

## DESCRIPTION

**\*\* THREE BEDROOMS \*\* SEMI DETACHED \*\* POPULAR LOCATION \*\***

Fardella and Bell are pleased to bring to the market this property located in a sought-after residential area of Burnley. This semi-detached property offers an ideal opportunity for first-time buyers or a small family. The property boasts three well-proportioned bedrooms, providing ample living space.

The heart of the home is the open-plan kitchen and dining area, perfect for modern living and entertaining. The kitchen is well-appointed with a range of units and appliances, while the dining area provides a welcoming space for family meals and gatherings.

A convenient downstairs toilet adds to the practicality of the property, ensuring ease and comfort for residents and guests alike.

Externally, the property benefits from both front and rear gardens, offering a safe and private outdoor space for relaxation or play. A driveway provides off-street parking, adding to the convenience of the property.

Location-wise, the property is ideally situated close to Burnley town centre, with its range of shops, restaurants, and amenities. Excellent transport links are nearby, with local bus routes easily accessible, making commuting or exploring the wider area straightforward.

Furthermore, the property is in the catchment area for local schools, making it an excellent choice for families with school-age children.

Please call us on 01282 968668 to book your viewing.





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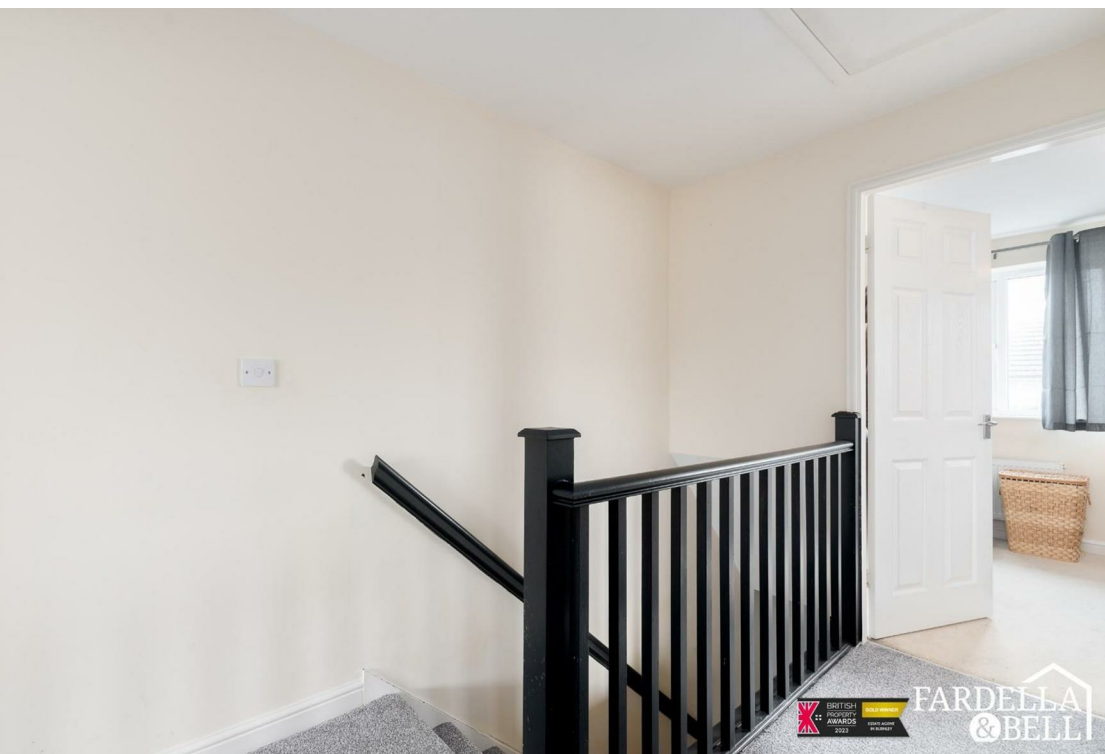
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## **Entrance hallway**

Composite front door, radiator, laminate flooring, ceiling light point and staircase to the first floor.

## **Kitchen 16'3 x 10'3**

Mix of wall and base units, gas hob, oven, overhead extractor fan, two ceiling light points, fridge / freezer point, plumbing for a washing machine, chrome sink with drainer and mixer tap, uPVC double glazed window to the front, partially tiled walls, electrical sockets for worktop appliances, uPVC double glazed window to the side aspect and storage cupboard.

## **Living room 10'10 x 13'7**

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

## **Downstairs WC**

Radiator, push button WC, sink with chrome taps, ceiling light point and laminate flooring.

## **Landing 9'5 x 6'1**

Ceiling light point, fitted carpet, radiator, open balustrade staircase and loft access point.

## **Bedroom one 8'3 x 13'7**

Two uPVC double glazed windows, fitted carpet, ceiling light point and radiator.

## **Bedroom two 12'6 x 7'3**

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

## **Bathroom three 9'1 x 6'2**

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

## **Bathroom 6x7'3**

Panelled bath, uPVC frosted window, pedestal sink with chrome taps, push button WC, extractor point, tiled flooring and ceiling light point.

## **Exterior**

Front: The driveway is bordered by a lush lawn and features side gate access leading to the rear garden.

Rear: Enclosed by fenced boundaries, the rear garden comprises a generous expanse of lawn and a welcoming patio area

## **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 'Leasehold' and the Council Tax Band is 'B'

250 Years from 14/02/2012 - £165.00 annual ground rent.

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 – e.g., No visible risks

Accessibility/Adaptations – Wheelchair access to the front.

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Unknown by vendor

Flood Risk - Low

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

## **Publishing**

Publishing - You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

## **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

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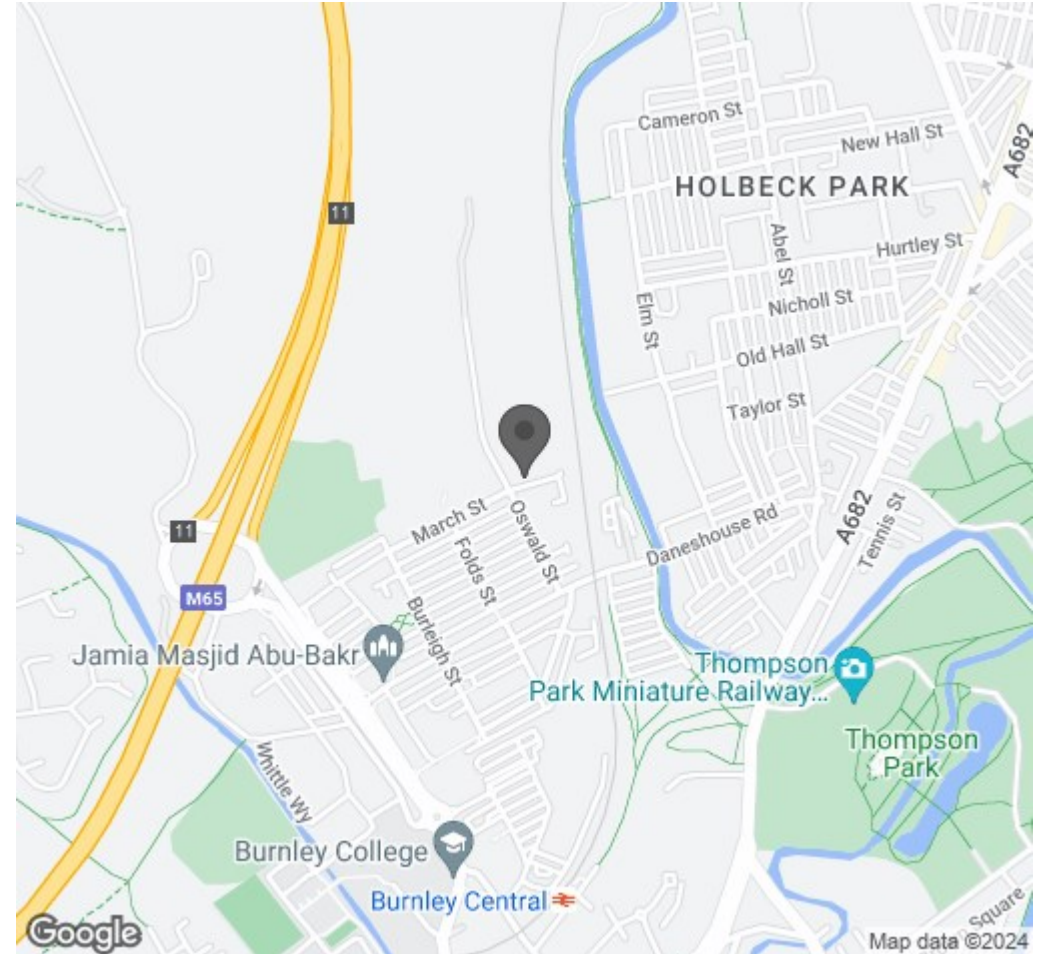






## Energy Efficiency Rating

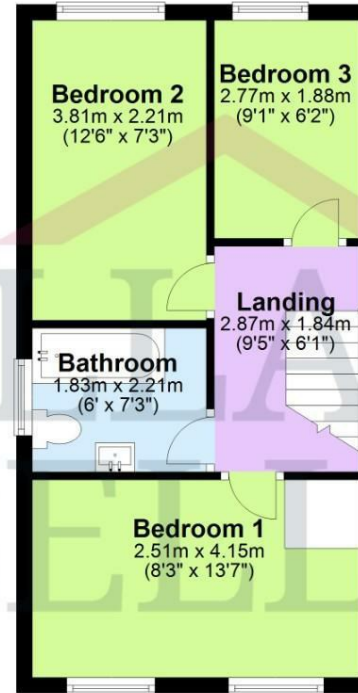
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Ground Floor



### First Floor



Total area: approx. 69.4 sq. metres (747.1 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)  
Plan produced using PlanUp.

### 2 Armytage Grove

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