

## DESCRIPTION

**\*\* EXTENDED 4 BEDROOMS - SEMI DETACHED - POPULAR AREA \*\***

This extended semi-detached property, located in a popular residential area of Burnley, is an ideal choice for a larger family. The property boasts four bedrooms, providing ample space for each family member.

The ground floor features a practical utility room and a convenient downstairs toilet. The heart of the home is the two generously sized reception rooms offering an open plan feel in to the main kitchen area.

The master bedroom is notably spacious, offering plenty of space for wardrobes and potentially being able to add an en-suite. The modern family bathroom adds to the convenience and functionality of the property too especially if you have children.

What sets this property apart are its unique features such as the stone floors and feature wall panelling. These elements add a touch of character and charm to the home, blending seamlessly with its modern amenities.

With its attractive features and convenient location, close to Manchester Road Train Station, a few minutes walk in to the town centre and on a main road bus route to Manchester, makes for a highly suitable choice for a family seeking a comfortable and characterful home.

Please call us on 01282 968668 to arrange your viewing.









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### **Entrance hallway 6'3 x 10'11**

Stone flooring, open balustrade staircase to the first floor, access to cellar, radiator, understairs storage and ceiling light point. Also extends through towards the reception rooms again with stone flooring, feature wall panelling, spotlights, steps down to the open plan kitchen / lounge and electrical sockets.

### **Utility room 6'5 x 5'5**

Ceiling light point, uPVC door leading to the rear aspect, stone flooring, dryer point, wall and base units and wooden panelling on the walls.

### **Downstairs WC**

Push button WC, sink with chrome taps, frosted uPVC double glazed window, cupboard housing gas central heating boiler, washing machine point and side wall light point.

### **Kitchen 13'6 x 9'6**

Mix of wall and base units, stone flooring, underfloor heating, double oven and double hob, granite surfaces, Belfast sink with chrome mixer tap, breakfast bar area, spotlights to the ceiling, side wall light point, uPVC double glazed window to the rear, ceiling coving, fridge/ freezer point, smoke alarm, overhead extractor point and splashbacks.

### **Reception room one 10'9 x 20'2**

Fitted carpet, multi fuel stove, ceiling coving, uPVC double glazed bay window, wall panelling, tiled chimney breast and stone hearth, wooden mantle, TV point, uPVC double glazed patio doors leading to the rear garden and radiator.

### **Reception room two 13'8 x 14'8**

Multi fuel stove with wooden mantle, stone surround and stone hearth, spotlights, stone flooring, feature wall panelling, uPVC double glazed window, ceiling coving, TV point and underfloor heating.

### **Landing 2'7 x 3'10**

Fitted carpet, ceiling light point, loft access point ( boarded ) doors to bedrooms and bathroom.

### **Bedroom one 11'6 x 16'7**

Fitted storage, wall panelling, three ceiling light points, two uPVC double glazed windows, fitted carpet, ceiling coving, loft access point and radiator.

### **Bedroom two 9'11 x 11'0**

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

### **Bedroom three 9'7 x 8'7**

Radiator, uPVC double glazed window, ceiling light point and ceiling coving.

### **Bedroom four 7'3 x 7'5**

Radiator, TV point, fitted carpet, ceiling coving and ceiling light point.

### **Bathroom 5'6 x 6'6**

Tiled walls, spotlights, push button WC, panelled bath with chrome taps and chrome mains fed shower, frosted uPVC double glazed window, heated towel rail, vanity unit with sink, chrome mixer tap and illuminated mirror.

## **External**

Front - Block paved driveway suitable for two vehicles, wall and fenced boundaries and side gate access to the rear garden.

Rear - Paved patio area, fenced boundaries, artificial grassed area, outhouse storage, cold water tap and secure side gate.

## **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 'C'

999 Years from 12/04/1892 - £3.15 annual ground rent.

Parking - Driveway

Rights and easements – Unknown by vendor

Restrictions – Unknown by vendor

Building safety – No visible risks

Accessibility/Adaptations – No adaptations.

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

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## **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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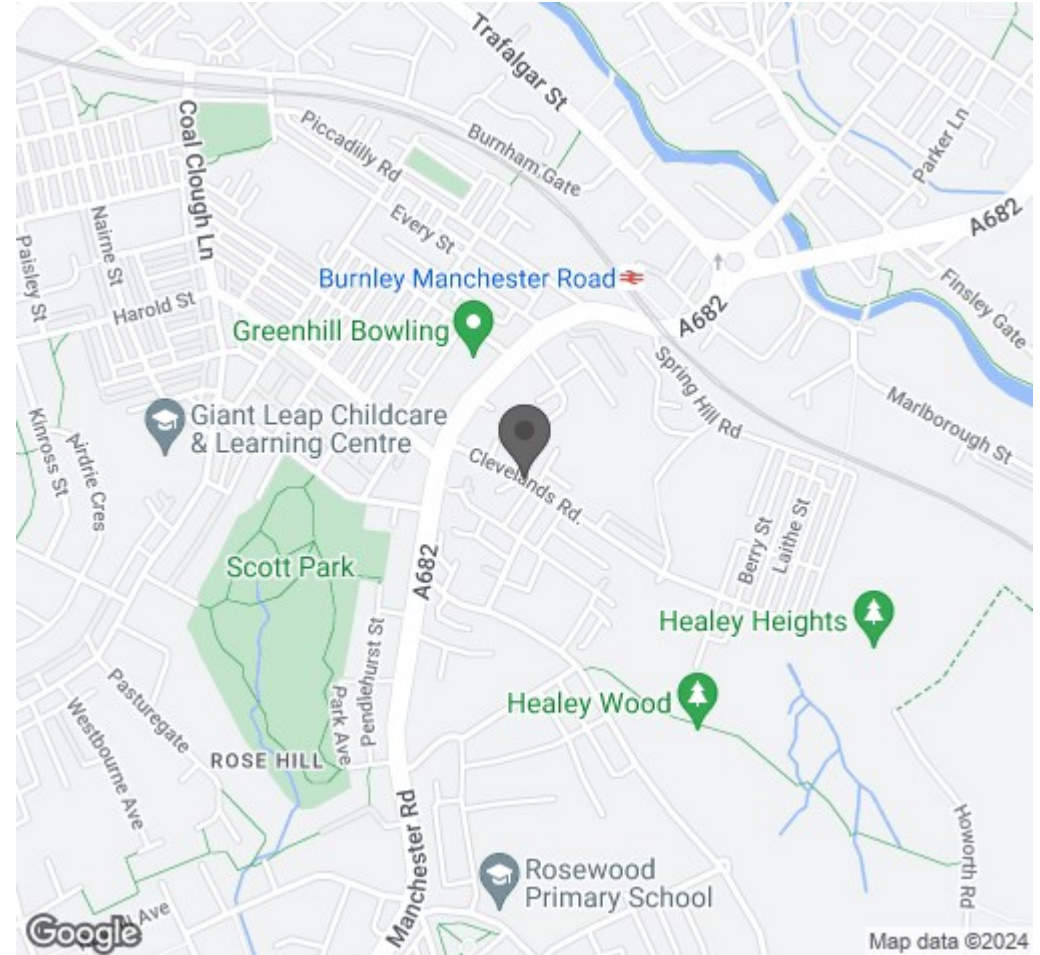
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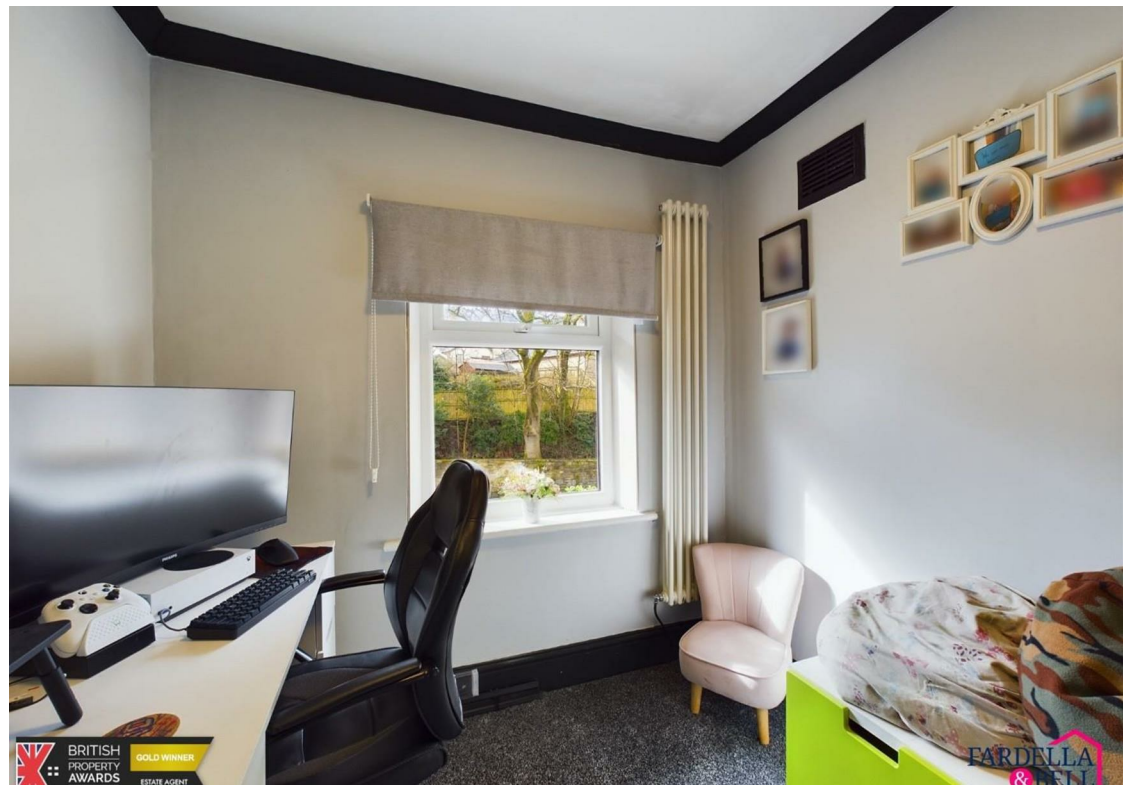




## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	<b>66</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	







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