

## DESCRIPTION

**\*\* THREE BEDROOMS \*\* \*\* REAR GARDEN \*\* \*\* DRIVEWAY \*\***

Fardella and Bell are delighted to present this spacious three-bedroom detached house. It presents an excellent opportunity for modernisation and transformation into a perfect family home. The property boasts a generous layout with three reception rooms on the ground floor, one of which offers a delightful view of the private rear garden.

The first floor features a large master bedroom, accompanied by two additional good-sized bedrooms, providing ample space for a growing family or for setting up a home office. A large family bathroom serves these bedrooms, offering convenience and functionality.

Additional features of the house include a practical utility room and a garage, providing extra storage space and secure parking.

The house is complemented by a large private rear garden, which is a mix of patio and grassed areas. This outdoor space provides a safe and private environment for children to play, for hosting barbecues, or simply for relaxing outdoors.

Situated in a convenient location, the house is close to transport links, making commuting or travelling a breeze. Whether you're looking to create your dream family home or seeking an investment opportunity, this property offers a wealth of potential. With its spacious interiors, private outdoor space, and convenient location, it's a property that truly feels like home.

Please call Fardella and Bell on 01282 968668 to secure your viewing appointment today.







 **BRITISH  
PROPERTY  
AWARDS**  
2023

**GOLD WINNER**

ESTATE AGENT  
IN BURNLEY

**FARDELLA  
& BELL**





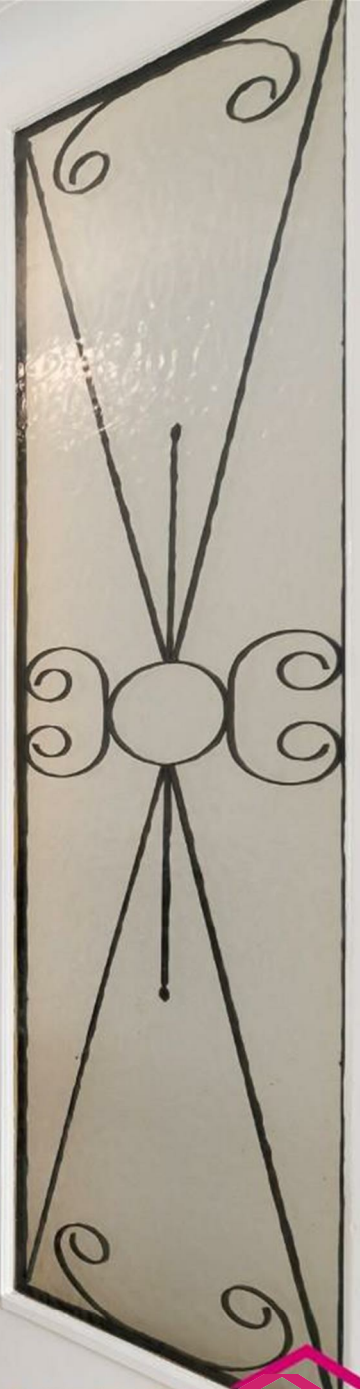
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### **Hallway 12'5 x 7'5**

Fitted carpet, ceiling light point, radiator and smoke alarm.

### **Reception room one 14'8 x 11'7**

Two uPVC double glazed windows, ceiling light point, ceiling rose, fitted carpet, radiator, ceiling coving, decorative sliding glass doors and electric fire with marble hearth.

### **Dining room 10'7 x 9'9**

Ceiling light point, fitted carpet, ceiling coving and ceiling rose.

### **Reception room**

uPVC double glazed patio doors leading to the rear garden, wooden cladding on the ceiling, uPVC window to the side, fitted carpet, radiator and ceiling light point.

### **Kitchen 10'7 x 9'4**

Ceiling light point, uPVC double glazed window, laminate flooring, fridge / freezer point, a mix of wall and base units, chrome sink with drainer and mixer tap and radiator.

### **Utility room**

Tiled walls, uPVC door leading to rear garden, uPVC double glazed window, ceiling light point, extractor point, a mix of wall and base units, fitted storage, freestanding gas oven/hob, washing machine point and dryer point.

### **Bedroom one 12'5 x 18'9**

Fitted carpet, two radiators, two uPVC double glazed windows, ceiling coving, two ceiling light points and fitted wardrobe storage and mirrored wall.

### **Bedroom two 17'4 x 7'9**

Two uPVC double glazed windows, fitted carpet, radiator, two ceiling light points.

### **Bedroom three 11x11'8**

Fitted carpet, uPVC double glazed window, wooden wall cladding, ceiling light point, radiator and fitted wardrobe storage.

### **WC 5'6 x 5'9**

Push button WC, pedestal sink with chrome taps, two uPVC double glazed windows, ceiling light point, fully tiled walls and fitted carpet.

### **Bathroom**

Panelled bath, fully tiled walls, shower cubicle with mains fed shower, radiator with towel rail, ceiling light point, fitted carpet, uPVC double glazed windows, vanity unit with sink, chrome taps and storage.

### **External**

Front - Driveway, walled boundaries, steps to the front door and mature bushes and shrubs.

Rear - Patio area, laid to lawn, fenced boundaries and mature bushes and shrubs,



## **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 'D'

The property is unregistered which means there are no specifics in the land registry regarding the commencement of the lease.

As the property is unregistered we are unable to make comment on whether there are any restrictive covenants in place. This will need to be raised with your legal representative.

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 the 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.

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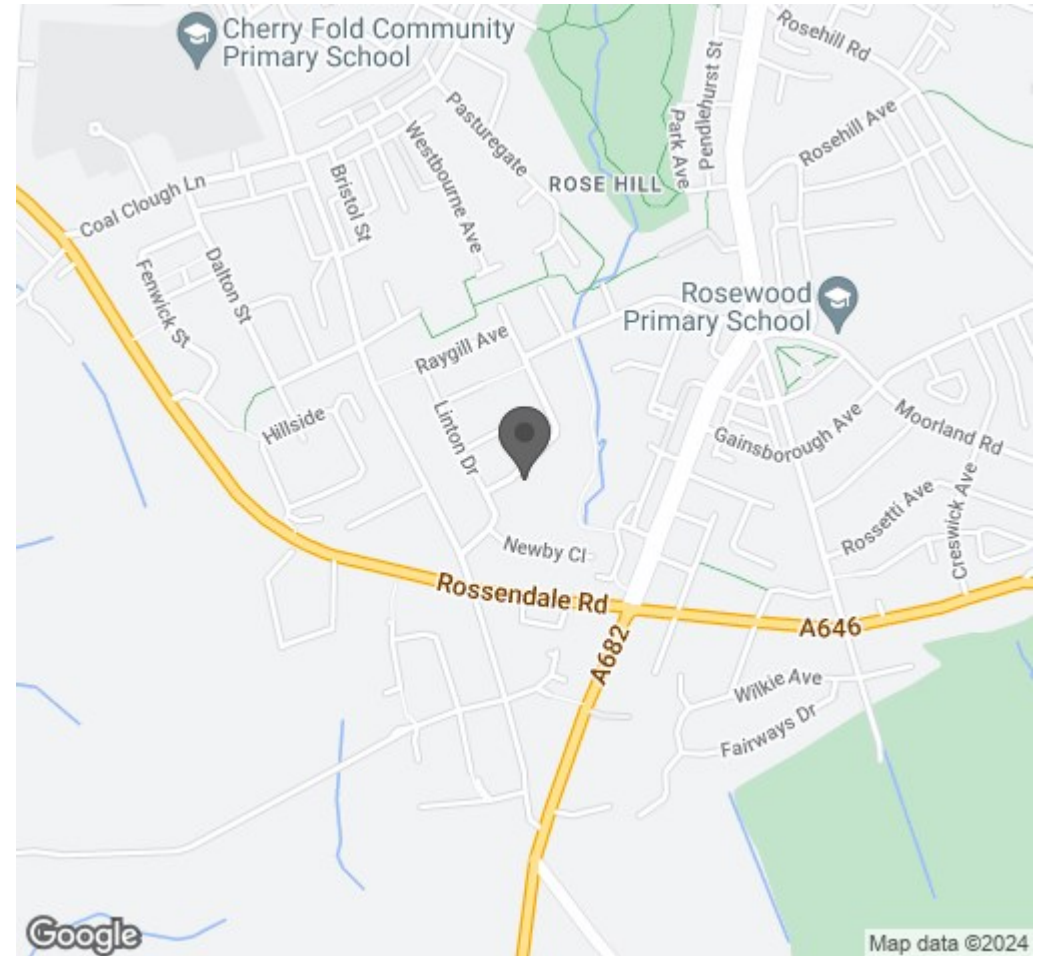






## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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