

DESCRIPTION

**** THREE BEDROOMS ** SEMI DETACHED** CONSERVATORY ** EPC RATED C ****

Fardella and Bell are delighted to present this modern, three-bedroom semi-detached property. It is an ideal choice for first-time buyers or a small family. Bathed in natural light, the house offers a warm and inviting atmosphere that makes it feel like home from the moment you step inside.

The property boasts a conservatory, providing additional living space that can be used for a variety of purposes, from a playroom for children to a tranquil reading area. The conservatory's large windows allow for an abundance of natural light, further enhancing the sense of space.

The house is complemented by front and rear gardens, offering ample outdoor space for relaxation or play. The rear garden, in particular, provides a private and secure environment for children to play.

Inside, the property features a modern family bathroom, equipped with contemporary fixtures and fittings. The bathroom's design combines functionality with style, ensuring a comfortable and enjoyable experience.

Located in the popular area of Great Harwood, the property benefits from its proximity to local amenities. Shops, schools, and transport links are all within easy reach, making everyday life convenient and hassle-free. Whether you're doing the school run, commuting to work, or simply running errands, everything you need is just a short distance away.

To arrange your viewing appointment please call us on 01282 968668.





 BRITISH
PROPERTY
AWARDS
2023

GOLD WINNER

ESTATE AGENT
IN BURNLEY

 FARDELLA
& BELL



BRITISH
PROPERTY
AWARDS
2023

GOLD WINNER

ESTATE AGENT
IN BURNLEY

FARDELLA
& BELL



BRITISH
PROPERTY
AWARDS
2023

GOLD WINNER

ESTATE AGENT
IN BURNLEY

FARDELLA
& BELL







 BRITISH
PROPERTY
AWARDS
2023

GOLD WINNER

ESTATE AGENT
IN BURNLEY

FARDELLA
& BELL

Entrance hallway

uPVC front door, fitted carpet and ceiling light point.

Reception room one 10'11 x 13'3

uPVC double glazed bay window, ceiling light point, fitted carpet, gas fire with marble surround, radiator, TV point, two side wall light points, window looking into reception room two allowing lots of natural light to flow through.

Reception room two 10'11 x 11'6

Radiator, laminate flooring, fitted storage, ceiling light point, uPVC double glazed doors leading to conservatory and ceiling coving.

Kitchen 10'11 x 5'6

A mix of wall and base units, uPVC double glazed window to the rear, ceiling light point, partially tiled walls, integrated fridge / freezer point, oven, gas hob, overhead extractor point, chrome sink with drainer and mixer tap, dryer point, washing machine point and vinyl flooring.

Conservatory 10'2 x 8'3

Laminate flooring, TV point, radiator, electrical sockets and uPVC doors leading to rear garden.

Bedroom one 14'11 x 10'9

uPVC double glazed bay window, fitted wardrobe storage, fitted carpet, ceiling light point and TV point.

Bedroom two 10'11 x 10'5

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

Bedroom three 7'11 x 5'6

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

Bathroom 7'10 x 5'6

Heated towel rail, tiled flooring, push button WC, shower enclosure with mains fed shower, spotlights to the ceiling, wet wall panelling, vanity unit with sink, chrome mixer tap, storage and frosted uPVC double glazed window.

Exterior

Front - Secure gate, stone paving and wall boundaries.

Rear - Patio area, blocked paved area, fenced boundaries, steps to access the conservatory, side gate access,

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'
999 Years from 01/11/1937 - £0.00 annual ground rent. (Ground rent information not available on The Land Registry)
Parking - On Street.
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

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

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

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



 **BRITISH
PROPERTY
AWARDS**
2023

GOLD WINNER

ESTATE AGENT
IN BURNLEY

**FARDELLA
& BELL**




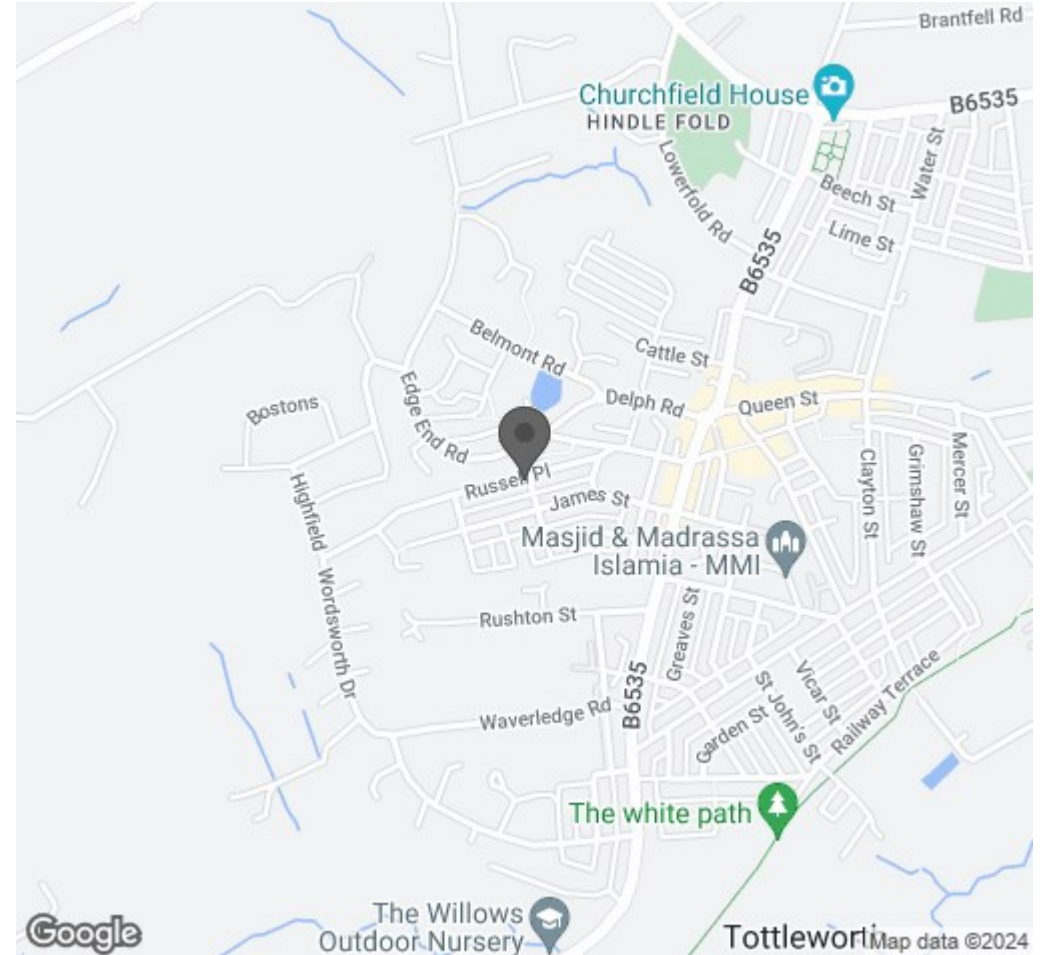
BRITISH PROPERTY AWARDS 2023 GOLD WINNER
ESTATE AGENT IN ENGLAND

FARDELLA & BELL

FARDELLA & BELL

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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	





 **BRITISH
PROPERTY
AWARDS**
2023 **GOLD WINNER**
ESTATE AGENT
IN BURNLEY

 **FARDELLA
& BELL**

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

