

## DESCRIPTION

**\*\* THREE BEDROOMS \*\* ATTRACTIVE STONE BUILT PROPERTY \*\*MODERN OPEN PLAN \*\* EPC RATED B \*\***

Introducing this stunning property, a real stone and slate build crafted to a bespoke design by local artisans, ensuring a unique and quality finish.

Enjoy peace of mind with the build under warranty and revel in its impressive EPC rating of B, making it an energy-efficient choice. Set atop a tranquil no-through road behind Lowerhouse Cricket Club, this residence offers idyllic views over Pendle from its rear bedrooms.

Positioned to overlook the charming rear gardens of Greenbrook Close, this home boasts potential for expansion and strategic location for EV charging point if required.

The property features a spacious double-width front garden and an enclosed rear garden, perfect for outdoor activities.

Noteworthy touches include stone flag steps leading to the front entrance, a porch designed for wheelchair accessibility, and off-road parking for two cars with a wheelchair-accessible ramp. Inside, discover an open-plan kitchen/diner/living room with modern conveniences such as USB sockets and an induction hob.

Additionally, find a separate utility room, downstairs toilet, and double patio doors leading to the back garden, ideal for entertaining. The master bedroom boasts an ensuite with a large shower, while the remaining bedrooms offer versatility and comfort. With its freehold status and thoughtful design features, this property offers a harmonious blend of functionality and charm, perfect for discerning buyers seeking a dream home.

To book your viewing with us please call us on 01282 968668.





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

 **FARDELLA  
& BELL**



**GOLD WINNER**  
ESTATE AGENT  
IN BURNLEY





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

 **FARDELLA  
& BELL**

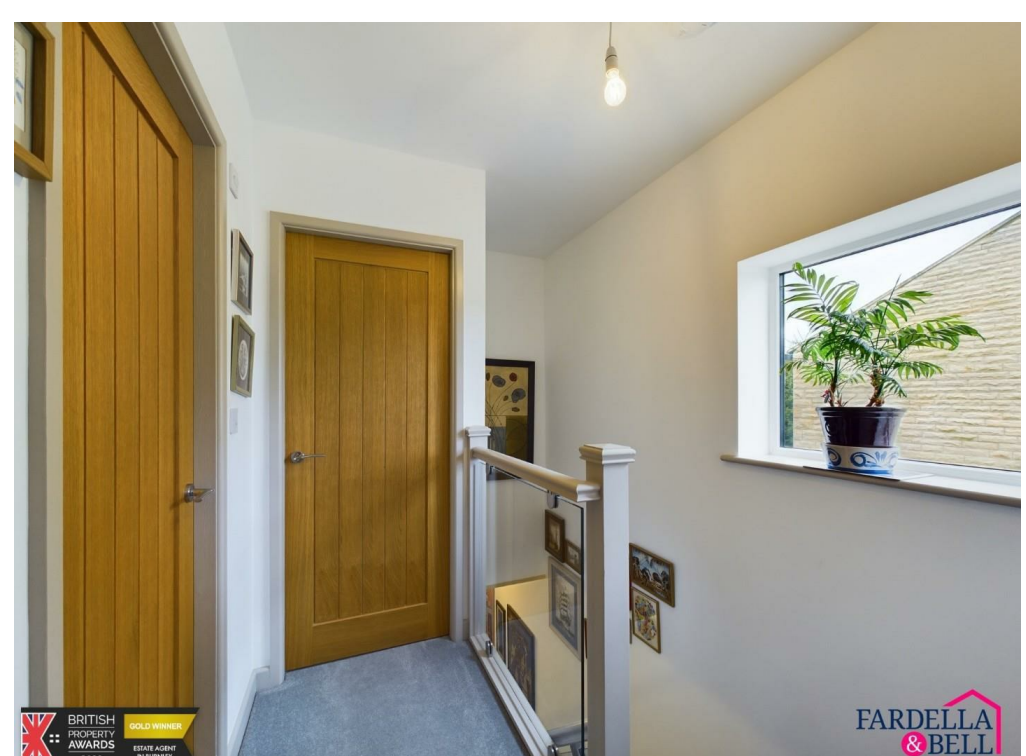


BRITISH  
PROPERTY  
AWARDS  
2023

GOLD WINNER

ESTATE AGENT  
IN BURNLEY

FARDELLA  
& BELL



## **Entrance porch**

With a composite front door, ceiling light point, and LVT flooring, this entrance offers durability, illumination, and a touch of luxury.

## **Living room**

Experience the chic LVT flooring, ample lighting from three ceiling light points and ascend the modern glass balustrade staircase. Stay entertained with the TV point, radiator and convenient USB sockets. Enjoy natural light through the front-facing uPVC double glazed window, all while feeling secure with the included smoke alarm.

## **Kitchen**

Combination of wall and base units complemented by marble effect laminate worktops. Equipped with an electric hob paired with an overhead extractor and oven. Features include space and plumbing for a dishwasher, stainless sink with mixer tap and drainer, along with ample space for a fridge/freezer. Enjoy the modern touch of LVT flooring and ceiling spotlights. Access the outdoor space through uPVC patio doors to the rear aspect.

## **Utility room**

In the utility room, you'll find a practical worktop area, dedicated points for both a washing machine and dryer, storage space housing the GCH boiler, along with a ceiling light point and a frosted uPVC double glazed window.

## **Downstairs WC**

Downstairs, the WC features a convenient push-button mechanism, complemented by stylish LVT flooring and enhanced by a frosted uPVC double glazed window. Keep cosy with a heated towel rail, while the vanity unit with a chrome mixer tap adds a touch of sophistication. Safety is ensured with the inclusion of a smoke alarm and ceiling light point.

## **Landing**

A uPVC double glazed window adorns the side aspect, providing natural light. The space features a fitted carpet for comfort underfoot, illuminated by a ceiling light point. Ascend the glass panel staircase, which also provides access to the loft.

## **Bedroom one**

Overlooking the front aspect of the property, a uPVC double-glazed window invites natural light. The room is furnished with a fitted carpet for comfort, complemented by a radiator for warmth. Convenience is offered through a USB socket, while illumination is provided by a ceiling light point.

## **En-suite**

The bathroom features partially tiled walls, adding a touch of style and practicality. Step into the shower enclosure, complete with a sleek chrome mains fed shower for a refreshing experience. A vanity unit with a sink and chrome mixer tap adds sophistication, while a push button WC ensures convenience. Natural light filters through the frosted uPVC double glazed window, maintaining privacy.

## **Bedroom two**

A rear aspect uPVC double glazed window invites natural light into the room. Stay warm with the presence of a radiator while enjoying illumination from a ceiling light point. Convenience is at your fingertips with a USB socket, and comfort is ensured with a fitted carpet underfoot.

## **Bedroom three**

The room features a uPVC double glazed window for natural light, a radiator for warmth, and a fitted carpet for comfort. Stay connected with a USB socket, while illumination is provided by a ceiling light point.

## **Bathroom**

The bathroom boasts stylish partially tiled walls and tiled flooring, offering both aesthetics and practicality. Keep warm with a heated towel rail while enjoying the convenience of a vanity unit featuring a sink and chrome mixer tap. Relax in the panelled bath with an overhead mains fed shower for a luxurious experience. Additional features include a push button WC for convenience and spotlights on the ceiling for ample illumination.

## **Exterior**

The exterior garden space is a haven of tranquility and practicality, enclosed by fenced boundaries with a secure gate offering peace of mind. Step onto the paved patio, perfect for outdoor gatherings and relaxation. A driveway accommodating two vehicles ensures convenient parking. The front garden welcomes with stone paving and a lush lawn, providing a charming first impression. Whether for leisure or practicality, this outdoor oasis offers versatility and charm for all to enjoy.

## **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 'C'

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

Parking - Off road parking for 2 cars

Rights and easements – Unknown by the vendor

Restrictions – Unknown by the vendor

Building safety – No visible risks

Accessibility/Adaptations – Ground floor is wheelchair accessible.

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Unknown local planning

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 BURNLEY

FARDELLA  
& BELL



BRITISH  
PROPERTY  
AWARDS  
2023

GOLD WINNER

ESTATE AGENT  
IN BURNLEY

FARDELLA  
& BELL




BRITISH  
PROPERTY  
AWARDS  
2023

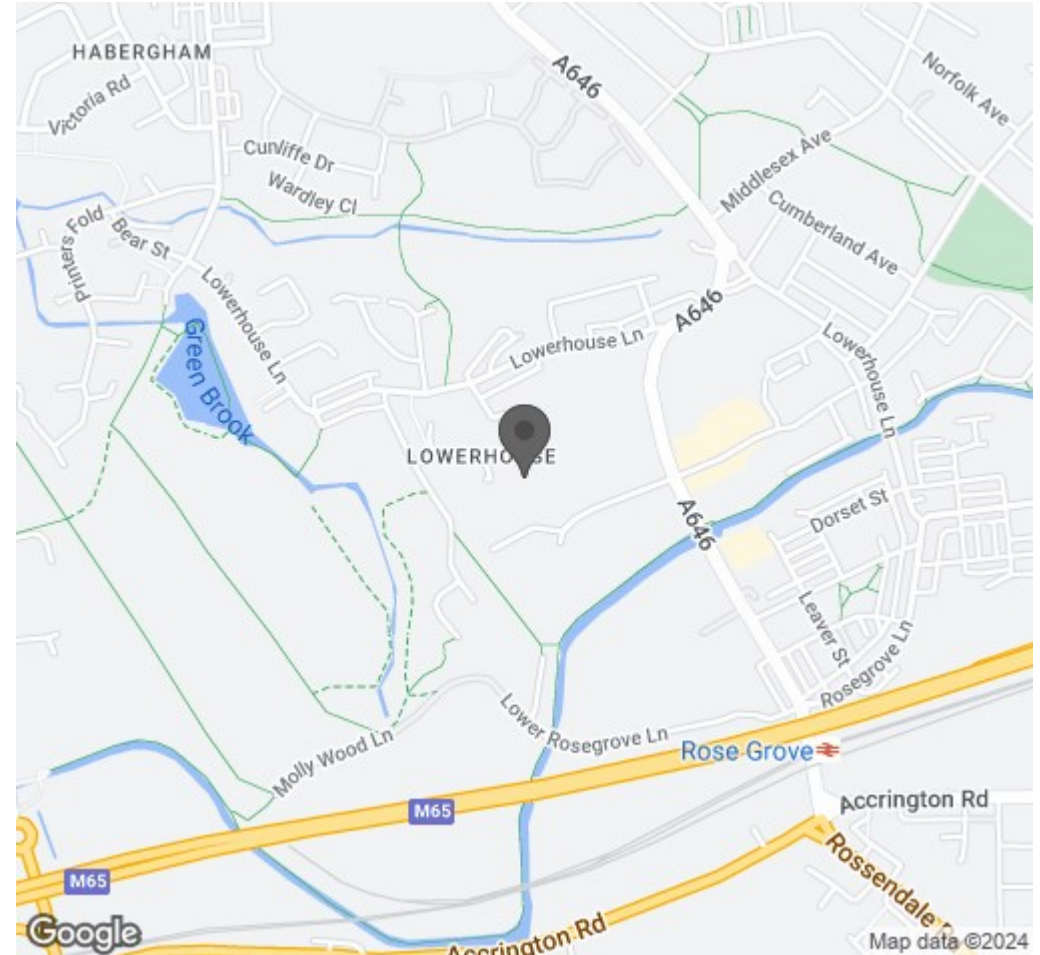
GOLD WINNER

ESTATE AGENT  
IN BURNLEY

FARDELLA  
& BELL

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</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	





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

