

DESCRIPTION

** IGHTEHILL ** ** 2 BEDROOMS ** ** BUNGALOW ** ** FRONT AND REAR GARDENS **

Nestled in the heart of the highly sought-after area of Ightenhill, Burnley, this modern two-bedroom bungalow is a hidden gem. The property boasts a contemporary design that seamlessly blends comfort and convenience, making it an ideal choice for those looking to downsize without compromising on luxury.

The bungalow features two well-appointed bedrooms, each exuding a sense of tranquility and peace. The property is further enhanced by two modern bathrooms, ensuring ample space and privacy for all residents. The unique inclusion of two kitchens is a testament to the property's commitment to providing the utmost convenience. Each kitchen is equipped with modern appliances and offers plenty of space for culinary exploration.

The exterior of the property is just as impressive as the interior. A large driveway graces the front of the property, providing ample parking space. To the rear, a well-maintained garden offers a serene retreat, perfect for enjoying those sunny afternoons. Adding to the charm of this property is a modern conservatory, offering a tranquil space to relax and enjoy the view of the beautiful garden.

Located close to local amenities and bus routes, this property ensures that everything you need is within easy reach. Whether it's a quick trip to the local shops or a leisurely journey to the heart of Burnley, the excellent transport links make it all possible.

Please call us on 01282 968668 to arrange your viewing.



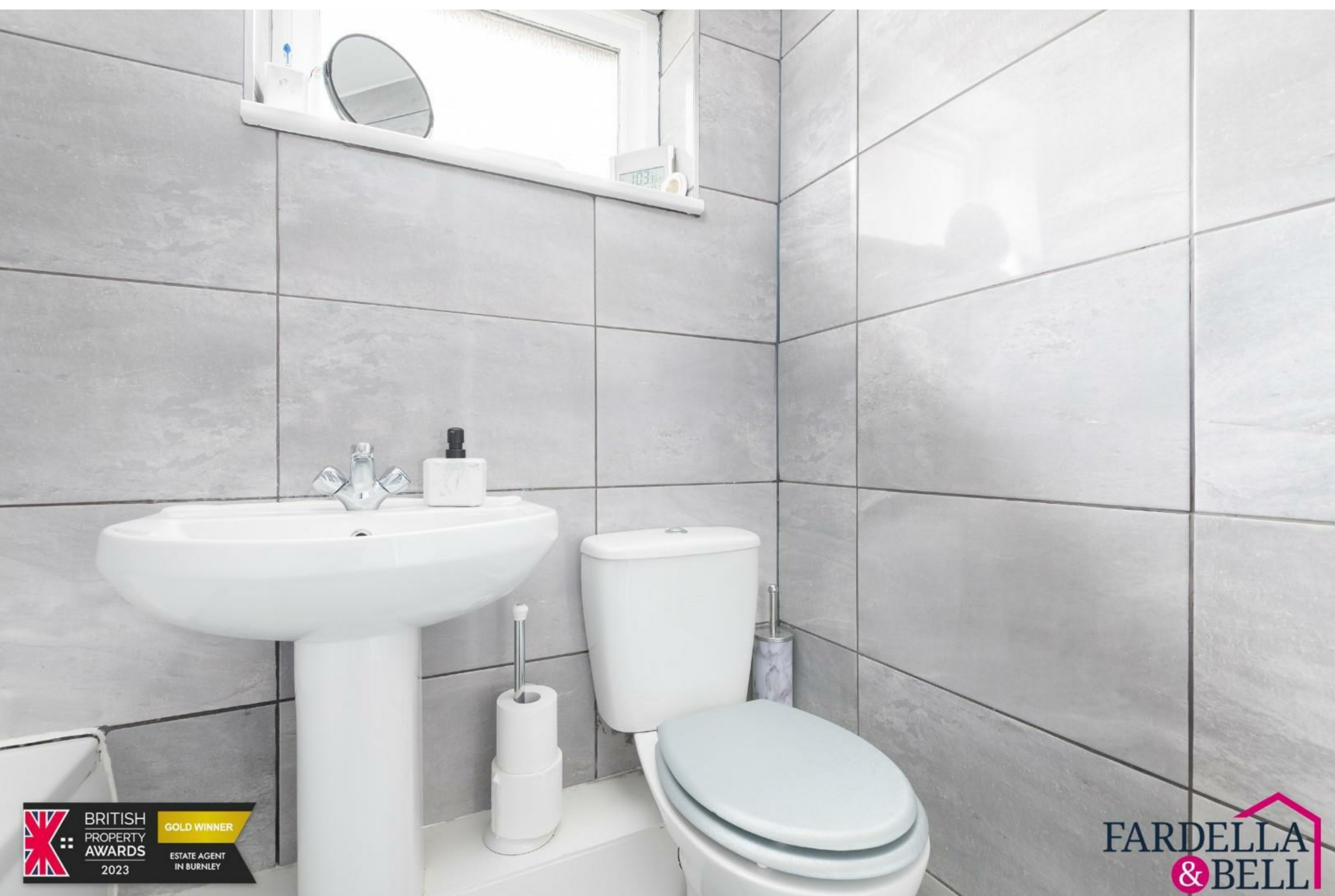


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Entrance hallway

Laminate flooring, composite door, heated towel rail and ceiling light point.

Shower room

Wet wall panelling, shower enclosure with electric shower, pedestal sink with chrome mixer tap, ceiling light point and uPVC double glazed window.

Kitchen

A mix of wall and base units, uPVC double glazed window, partially tiled walls, electrical sockets for worktop appliances, cupboard housing the gas GCH boiler, fridge point, dryer point, laminate flooring and chrome sink with chrome mixer tap.

Lounge

Fitted carpet, three ceiling light points, uPVC double glazed sliding doors, ceiling light point, electric fire, fireplace with marble hearth, TV point, side door and two radiators.

Conservatory

uPVC double glazed windows and door, fitted carpet, radiator and electrical sockets.

Bathroom

Fully tiled walls, pedestal sink and chrome taps, panelled bath, push button WC, uPVC frosted double glazed window, vinyl flooring and ceiling light point.

Bedroom one

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

Bedroom two

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

Detached building with 2nd fitted kitchen

Washing machine point, sink with chrome mixer tap, a mix of wall and base units, overhead extractor point, double oven, ceiling light point, vinyl flooring, uPVC double glazed windows and doors, wall panelling, induction hob and electrical sockets for work top appliances.

Exterior

Rear - Patio area and raised paved patio area with raised beds.

Front - Double driveway, laid to lawn, secure gate 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 'C'

999 Years from 01/06/1973 - £15.00 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 -Off Street / Driveway

Rights and easements – Unknown by the vendor

Restrictions – Unknown by the vendor

Building safety – No visible risks

Accessibility/Adaptations – No adaptations made, step access on entry and essential living accommodation on entrance level

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

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

