

DESCRIPTION

**** FAMILY HOME - THREE BEDROOMS - GARDENS ****

Nestled on Cleveland's Road in Burnley, this charming three-bedroom semi-detached family home offers a perfect blend of comfort and convenience. The property features a spacious living room, ideal for relaxation and family gatherings. The large dining breakfast kitchen is designed to be the heart of the home, providing ample space for cooking, dining and entertaining.

Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat for the family. The modern family bathroom is elegantly designed with contemporary fixtures and fittings ensuring functionality.

The home is complemented by front and rear gardens, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Its prime location is a significant advantage, being just a short walk from Manchester Road Railway Station, making commuting hassle-free. Additionally, nearby bus stops provide excellent public transport links.

For those who enjoy the vibrancy of urban living, Burnley town centre is within easy walking distance, offering a variety of shops, restaurants, and amenities. This delightful property makes an ideal choice for families looking for their next home.





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Entrance Hallway 6'6" x 5'5"

With laminate flooring, matted flooring, understairs WC, uPVC door and a ceiling light point.

Living Room 11'10" x 11'6"

With laminate flooring, uPVC bay window overlooking the front aspect, ceiling light point, TV point and a radiator.

Kitchen / Dining Room 12'0" x 17'7"

A mixture of walls and base units, laminate work surfaces, tiled splashback, 4x ring gas hob with integrated oven, overhead extraction point, inset sink with chrome mixer tap, uPVC door, surrounding uPVC windows, plumbing for a washing machine, breakfast bar with space for undercounter fridge/freezer, ample room for a dining table and spotlights to the ceiling.

Landing

With fitted carpet, loft hatch., uPVC window and a ceiling light point.

Bedroom one 11'10" x 11'6"

A room of double proportions with a bow bay window, fitted carpet, a ceiling light point, TV point and a radiator.

Bedroom two 12'2" x 11'5"

Another room of double proportions with fitted carpet, a ceiling light point and a uPVC window.

Bedroom three 7'4" x 5'10"

With fitted carpet, a light point and a uPVC window.

Family bathroom 6'4" x 5'8"

With fully tiled walls, panelled bath with chrome mixer taps and over head mains fed shower, vanity unit with sink and a chrome mixer tap, a push button toilet, vinyl flooring and a chrome heated towel rail.

External

Front - There is a large area primarily laid to lawn, featuring flower beds, mature shrubs, and trees.

Rear - Another secure, spacious area mainly laid to lawn, with an outdoor tap.

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 - £3.50 annual ground rent.

Parking - On Street

Rights and easements – unknown by vendor

Restrictions – unknown by vendor

Building safety – no visible risks

Accessibility/Adaptations – no adaptations have been made, access to the ground entrance level, essential living to ground floor and bedrooms and family bathroom to the first floor.

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

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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

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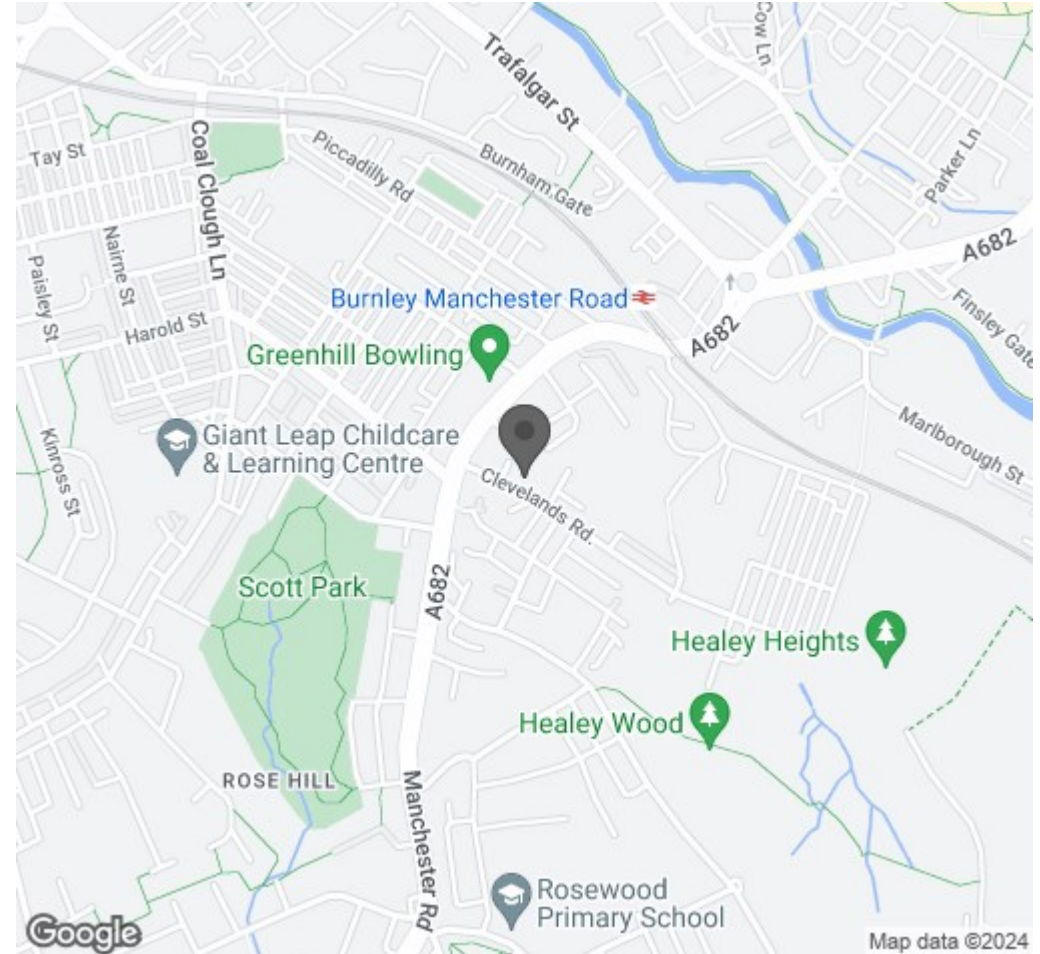
Viewings on Brochure

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

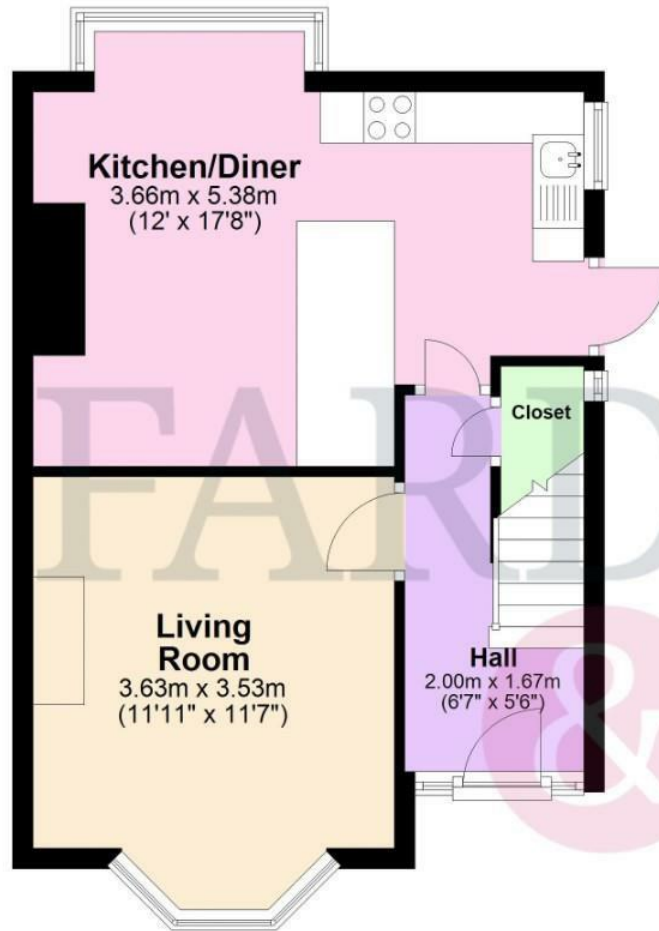
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Energy Efficiency Rating

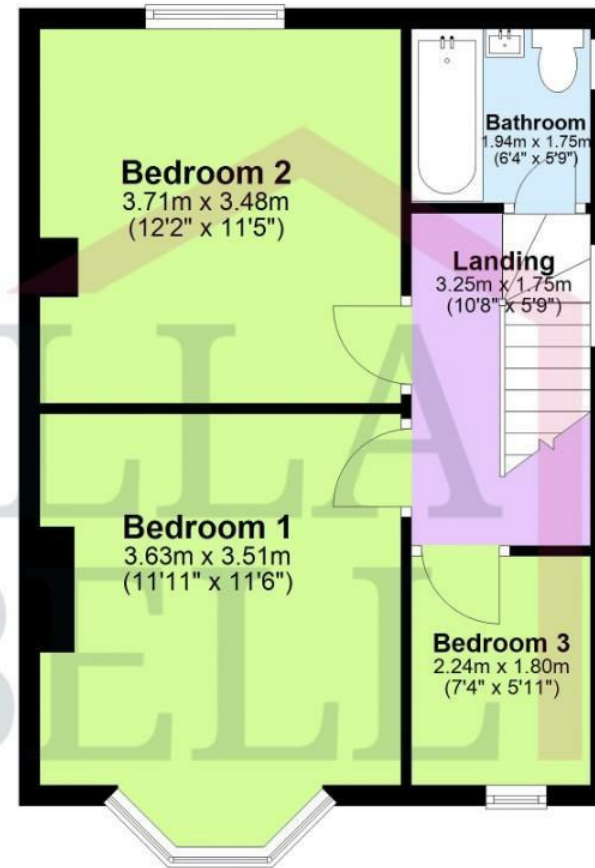
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



Total area: approx. 77.9 sq. metres (838.4 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)

Plan produced using PlanUp.

14 Clevelands Road

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

