

## DESCRIPTION

**\*\* THREE BEDROOMS \*LOFT CONVERSION \* BREAKFAST KITCHEN \* OFFICE SPACE\*\***

Fardella and Bell are delighted to present this charming three-bedroom mid-terraced property located in a highly desirable area of Burnley. The house has been thoughtfully designed to maximise space and comfort, making it an ideal choice for families or first-time buyers.

The property boasts a loft conversion that houses the master bedroom. This spacious room includes an ensuite bathroom and a storage area, providing a private and comfortable retreat. The other two bedrooms are both double rooms, and there is a space for home working.

The house also features a modern family bathroom, ensuring that all residents have convenient access to facilities. The ground floor comprises a light and airy living room, perfect for relaxation and family time. Adjacent to this is a breakfast kitchen, which is complemented by additional storage and doors leading out to the rear garden.

The property's location is another of its strong points. It is situated close to bus routes, making commuting easy. Additionally, it is near schools, making it a convenient choice for families with school-going children.

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





 **BRITISH  
PROPERTY  
AWARDS**  
2023

**GOLD WINNER**

ESTATE AGENT  
IN BURNLEY

 **FARDELLA  
& BELL**





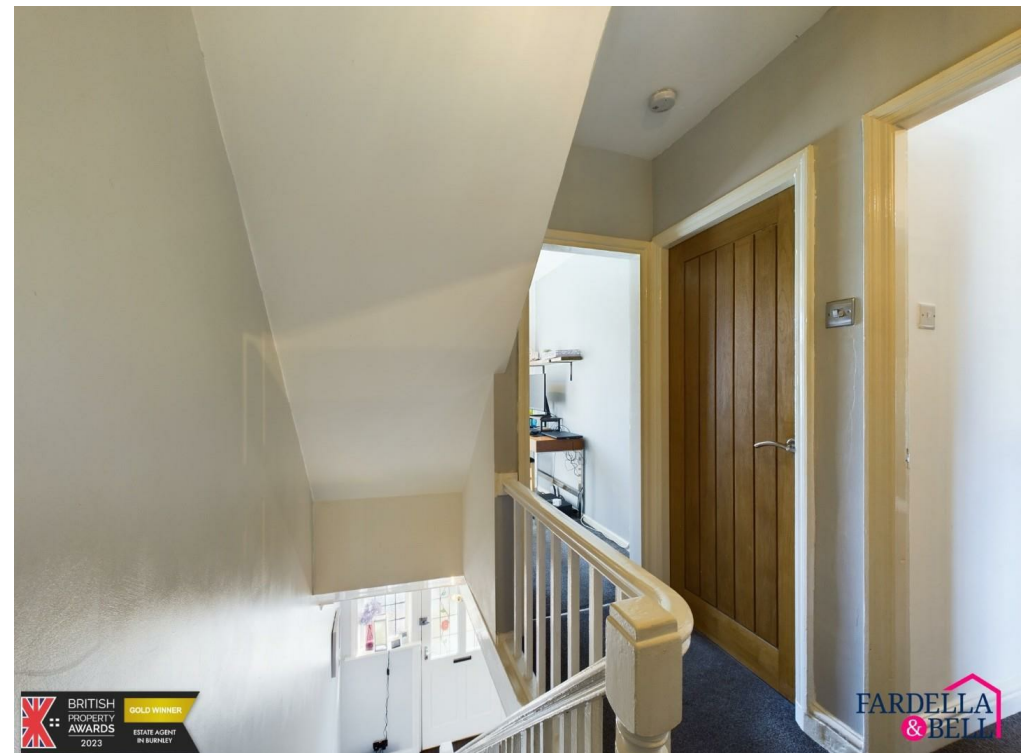
BRITISH  
PROPERTY  
AWARDS  
2023

GOLD WINNER

ESTATE AGENT  
IN BURNLEY







### **Entrance hallway 15'8 x 5'11**

Radiator, understairs storage, ceiling light point, laminate flooring, uPVC double glazed door with stained glass window feature and frosted window to the side.

### **Living room 11'10 x 11'5**

uPVC double glazed bay window, radiator, ceiling coving, ceiling light point, fitted carpet, TV point, gas fire, marble hearth and surround.

### **Kitchen 14'9 x 10'10**

A mixture of wall and base units, work surfaces, two ceiling light points, radiator, breakfast bar, plumbing for a washer and dryer, uPVC double glazed bay window, fridge / freezer point, laminate flooring, freestanding gas hob and oven, extractor, TV point and uPVC double glazed doors to the rear garden.

### **Landing 7'2 x 5'11**

Fitted carpet, doors to all bedrooms and bathroom and ceiling light point.

### **Bedroom one ( attic room ) 22'6 x 7'8**

Two ceiling light points, fitted carpet, Velux window, storage area, TV point and radiator.

### **En suite - attic room**

Velux window, freestanding bath with chrome taps and overhead shower, push button WC, laminate flooring and partially tiled walls.

### **Bedroom two 13'1 x 11'11**

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

### **Bedroom three 11'9 x 10'5**

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

### **Bathroom 8'7 x 5'11**

Wet wall panelling, uPVC frosted double glazed window, vinyl flooring, push button WC, pedestal sink with chrome mixer tap, heated towel rail, panelled bath with chrome overhead mains fed shower and ceiling light point.

### **Office space 8'1 x 6'11**

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

### **Exterior**

Front: The front area features a charming stone chipped landscape, adorned with a stone path guiding to the front door. A raised flower bed, along with mature bushes and shrubs, adds to the inviting ambiance.

Rear: The rear of the property boasts a well-manicured lawn, complemented by raised flower beds for added greenery. An Indian stone patio area provides an elegant space for outdoor relaxation. Fenced boundaries ensure privacy and security, while a secure rear gate offers convenient access. The area is further enhanced by mature bushes and shrubs, completing the tranquil setting.

## **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 24/10/1925 - £2.90 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

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.

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



Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
107.03 m<sup>2</sup>  
1152.05 ft<sup>2</sup>

**Reduced headroom**  
8.6 m<sup>2</sup>  
92.57 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





 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

