

DESCRIPTION

**** VALOUR PARK ** ** THREE BEDROOMS ** ** FREEHOLD ** **
POPULAR AREA ****

Situated in the highly sought-after Valour Park Estate in Burnley, this semi-detached property is an ideal home for families. The estate is renowned for its strong community spirit and family-friendly atmosphere. The property boasts a modern kitchen and dining area, perfect for family meals and entertaining guests. The spacious living room provides a comfortable space for relaxation and there's a handy downstairs WC providing convenience.

The property features three bedrooms, offering ample living space. The master bedroom benefits from an ensuite, adding a touch of luxury.

One of the key advantages of this property is its proximity to local schools. Families will appreciate the short walking distance to educational facilities, making school runs a breeze. This property offers a blend of modern living in a popular residential area, making it a fantastic choice for families looking to settle in Burnley.

Please call us to arrange your viewing on 01282 968668







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 **FARDELLA
& BELL**



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FARDELLA & BELL

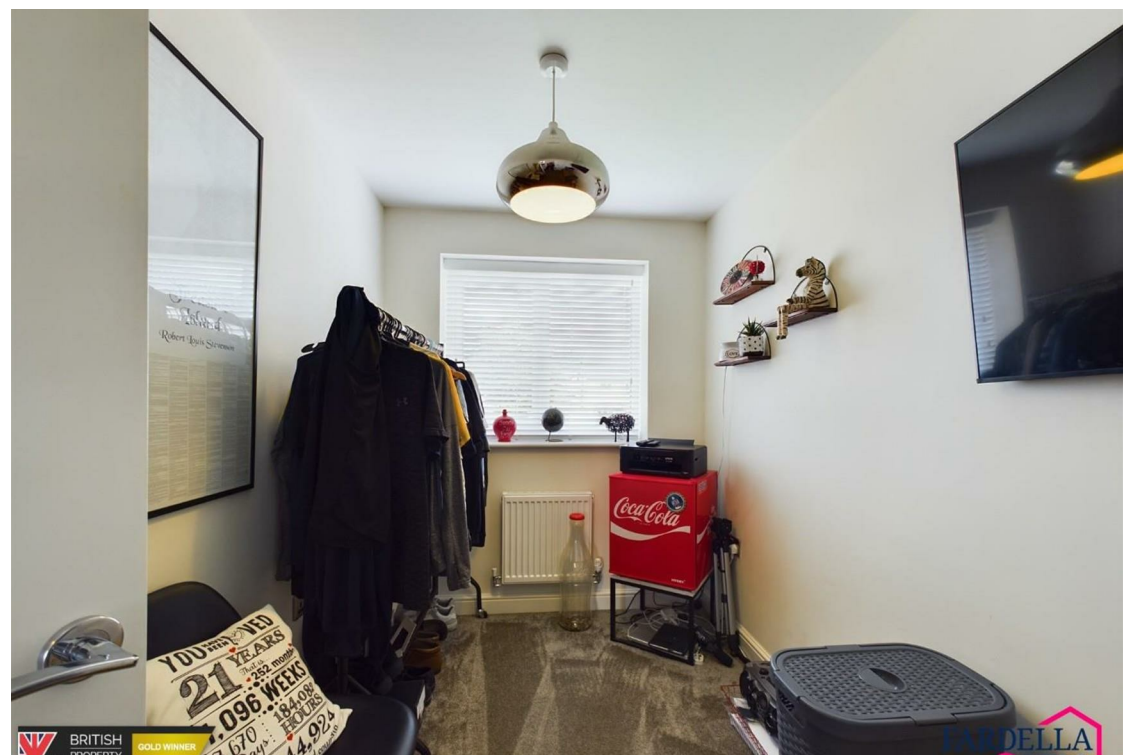


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Entrance hallway

Matting to the floor, composite front door, radiator and ceiling light point.

Downstairs WC

Vinyl flooring, ceiling light point, radiator, sink with chrome mixer tap and extraction point.

Living room

Fitted carpet, TV point, ceiling light point, uPVC double glazed window, two radiators and understairs storage.

Kitchen / dining

Tiled flooring, a mix of wall and base units, radiator, integrated dishwasher, integrated fridge / freezer, gas hob, electric oven, overhead extractor point, uPVC double glazed window, sink with chrome mixer tap, washing machine point, spotlights and ceiling light point and there is also space for a dining table and chairs.

Landing

Loft access point, fitted carpet and ceiling light point.

Bedroom one - front

Radiator, fully fitted modern wardrobe storage, ceiling light point and uPVC double glazed window.

En suite

Push button WC, frosted uPVC double glazed window, tiled flooring, shower enclosure with mains fed shower, spotlights, partially tiled walls and heated towel rail.

Bedroom two - rear

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

Bedroom three - rear

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

Family bathroom

Tiled flooring, bath, partially tiled walls, frosted uPVC double glazed window, spotlights, extractor, push button WC, heated towel rail and sink with mixer tap.

External

The front garden of this property features mature plants and shrubs, lending a charming and established feel. A driveway accommodates parking for two vehicles, while a well-defined path leads gracefully to the front door, creating a welcoming entrance. In the rear garden, fully fenced boundaries offer privacy and security. There's a practical wooden shed for storage, complemented by a paved patio area ideal for outdoor dining or relaxing. The garden is mostly laid to lawn, providing ample space for recreation and gardening pursuits in a peaceful 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 '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 - Driveway

Rights and easements – Unknown by the vendor

Restrictions – Unknown by the vendor

Building safety – No visible risks

Accessibility/Adaptations – Wheelchair access to the front door, no steps, low threshold. Living areas and wc to the ground floor and all main bedrooms and bathrooms 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

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.

Disclaimer

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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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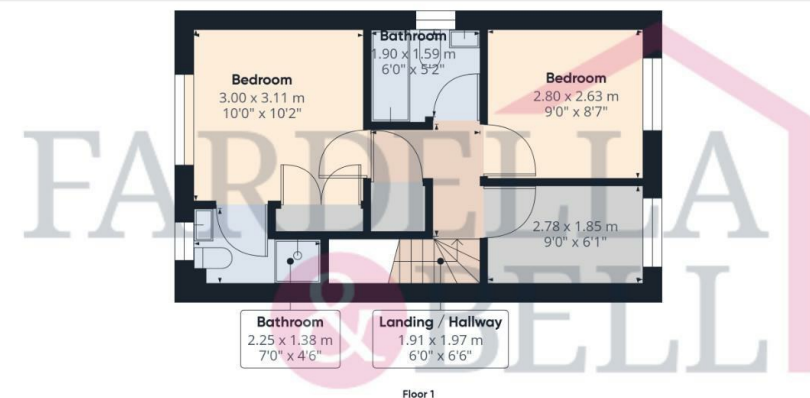
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	



Approximate total area⁽¹⁾
71.49 m²
769.51 ft²

(1) Excluding balconies and terraces

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

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