

CARTMEL DRIVE, BURNLEY, BB12 8UX

£270,000

DESCRIPTION

**** CHAIN FREE - 3 BEDROOMS, EN-SUITE - DRIVEWAY - BOVIS ESTATE ****

Discover this delightful 3-bedroom detached home located in the sought-after Bovis estate in Ightenhill. Ideal for families and professionals alike, this property offers a perfect blend of comfort and convenience.

As you enter, you are greeted by two spacious reception rooms, perfect for entertaining or relaxing with family. The open-plan dining kitchen is a highlight, featuring modern fixtures and ample space for busy family meal times.

Upstairs, the property boasts three well-appointed bedrooms. The master bedroom includes an en-suite for added privacy and convenience. The additional bedrooms are generously sized, making this home ideal for a growing family.

Outside, the property offers a double driveway, ensuring ample parking space for multiple vehicles. The rear garden provides a private and tranquil space for outdoor activities and relaxation.

Enhanced with uPVC double glazing and gas central heating, this home ensures year-round comfort. Its prime location offers easy access to Ightenhill Park and excellent main road transport links, making commuting and leisure activities effortless.

Don't miss out on the opportunity to make this wonderful property your new home. Contact us today to arrange a viewing.



**FARDELLA
& BELL**











Entrance Hallway

Open balustrade staircase, tiled flooring, front door and ceiling light point.

Living Room

Fitted carpet, ceiling light point, uPVC bay window, two radiators and spotlights to the ceiling.

Rear Reception Room

uPVC double glazed window, sliding doors from the living room, radiator, ceiling light point and fitted carpet.

Kitchen Dining Room

Laminate flooring, three uPVC double glazed windows, two radiators, a mix of wall and base units, spotlights to the ceiling, hob, sink with chrome mixer tap, integrated appliances, fridge / freezer point, smoke alarm,

Downstairs WC

corner sink with taps, tiled flooring, push button WC and frosted uPVC double glazed window.

Bedroom One

uPVC double glazed window, fitted carpet, spotlights, fully fitted wardrobe storage and radiator.

En-Suite

Shower enclosure, spotlights, vanity unit with chrome mixer tap, push button WC, frosted uPVC double glazed window.

Bedroom Two

uPVC double glazed window, radiator, fitted carpet, fitted storage and spotlights.

Bedroom Three

Fitted storage, fitted carpet, uPVC double glazed window, radiator and spotlights.

Family Bathroom

Bath, vanity unit with sink and chrome mixer tap, frosted uPVC double glazed window, heated towel rail, vinyl flooring.

Exterior with Garage

To the rear, enjoy a beautifully designed rear garden featuring raised decking, perfect for outdoor dining and relaxation. The paved patio offers additional space for seating or barbecues. The garden is enclosed by secure fencing, providing privacy and safety, and includes a secure gate for added peace of mind. There is also access to the garage with main up and over door.

To the front, tarmac double driway with access to the side of the property through a wooden secure gate and stone chipped area.

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 'D'

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 vendor

Restrictions – not conservation area, not a listed building status, no tree preservation orders in place.

Building safety – None identified

Accessibility/Adaptations – Raised threshold, essential living accommodation on entrance level and bedrooms 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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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

Viewings on Brochure

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

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BRITISH
PROPERTY
AWARDS
2023

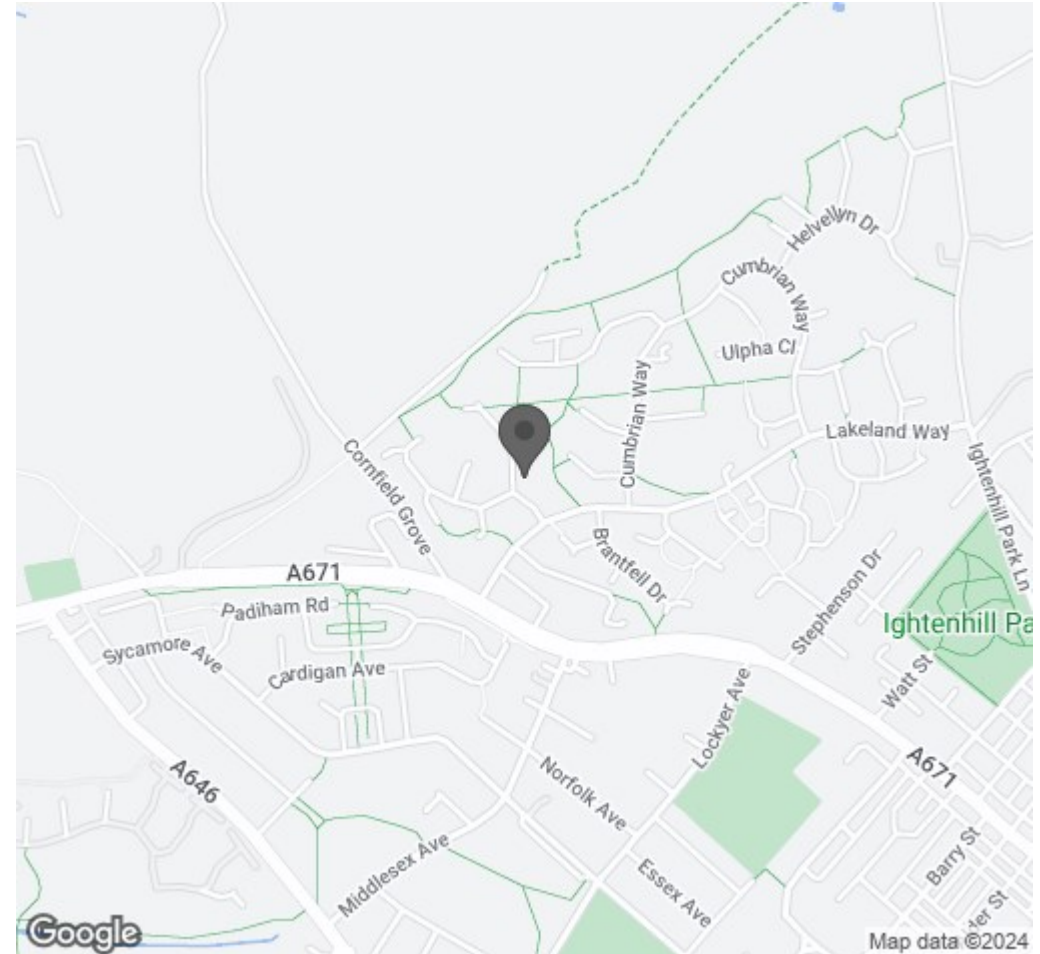
GOLD WINNER

ESTATE AGENT
IN BURNLEY



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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