



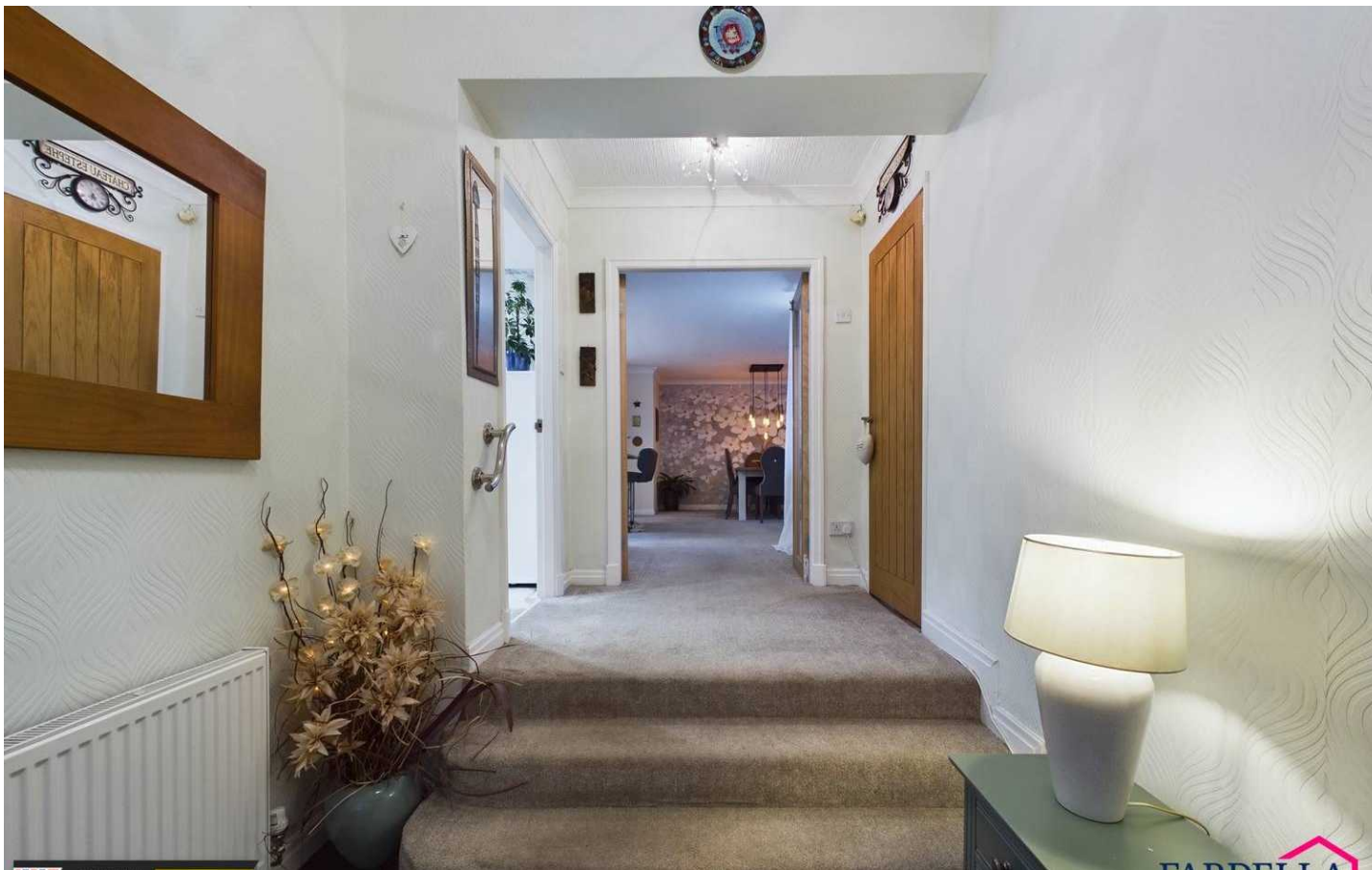
  
BRITISH  
PROPERTY  
AWARDS  
2023  
★★★★★  
SILVER WINNER  
ESTATE AGENT  
IN NORTH WEST  
(LANCASHIRE)

  
BRITISH  
PROPERTY  
AWARDS  
2023  
★★★★★  
GOLD WINNER  
ESTATE AGENT  
IN BURNLEY



The Bungalow Stephenson Drive, Burnley

Fixed Price £319,950



# The Bungalow Stephenson Drive

Burnley, Burnley

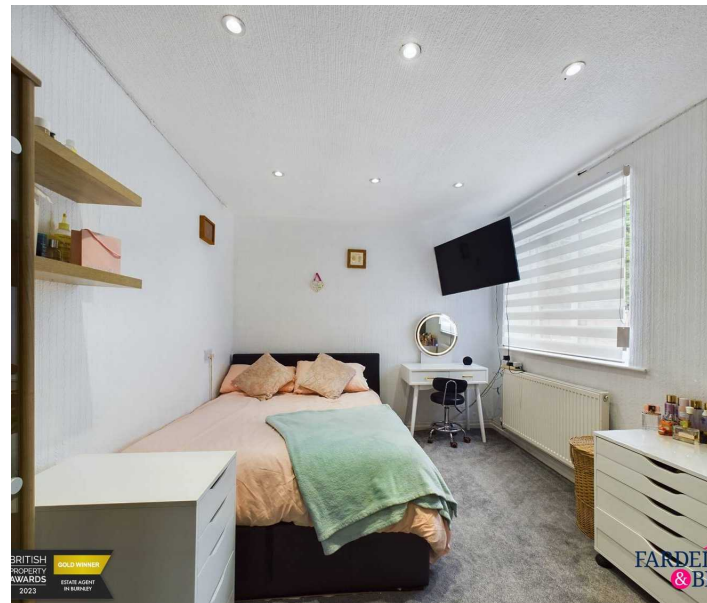
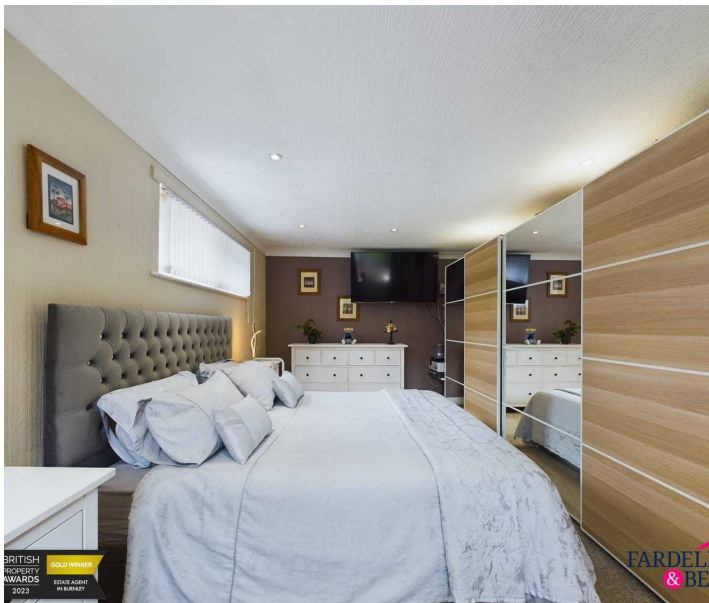
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three bedrooms
- Detached bungalow
- Private location
- Popular area
- Gardens
- En suite wet room
- Garage
- Summer house / office



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### Entrance vestibule

Tiled flooring and secondary door into entrance hallway.

### Entrance hallway

Matting to the floor, radiator, ceiling coving, steps to the rear part of the property with fitted carpet.

### Bedroom one

Two uPVC double glazed windows, spotlights to the ceiling, TV point, fitted carpet and radiator.

### Bedroom two

uPVC double glazed window, radiator, spotlights to the ceiling, fitted storage and loft access point.

### Bedroom three

Laminate flooring, uPVC double glazed window, spotlights to the ceiling, TV point and radiator.

### En suite wetroom

Glass sliding door into bedroom, fully tiled walls and flooring, mains fed shower, chrome heated towel rail, push button WC, pedestal sink with chrome mixer tap, storage cupboard with mirrored doors and door leading to side aspect and extractor point.

### Family bathroom

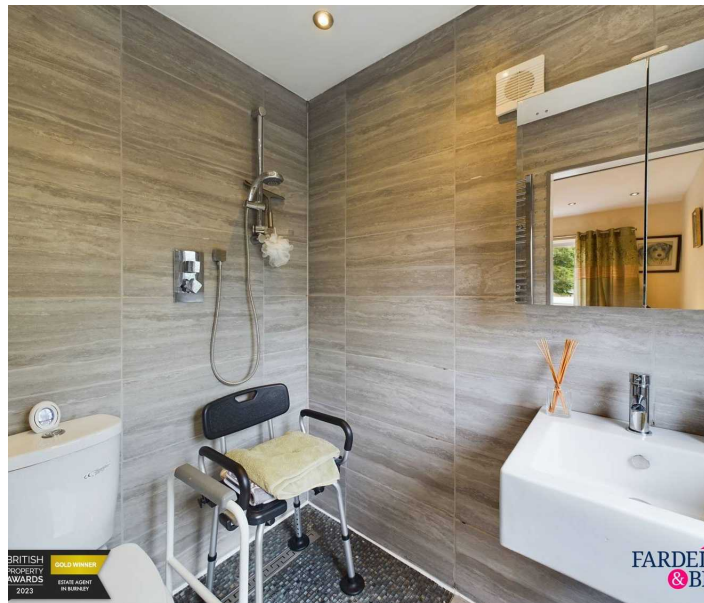
Fully tiled walls and flooring, uPVC frosted double glazed window, chrome towel rail, vanity unit with storage and double sink each with chrome mixer taps, illuminated mirror, push button WC, panelled bath with mains fed overhead shower, and extractor point.

### Kitchen

A mix of wall and base units, spotlights, integrated microwave, oven and grill, uPVC double glazed window, sink with drainer and mixer tap, breakfast bar with storage, gas hob with overhead extraction hood and under unit lighting.

### 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



### Dining room

Fitted carpet, pendant light fitting, two uPVC double glazed windows and ceiling coving.

### Lounge

Glass panelled double doors into the lounge, media wall with storage, electric fire and TV point, spotlights to the ceiling, wood flooring, and uPVC double glazed doors leading to the side aspect of the garden.

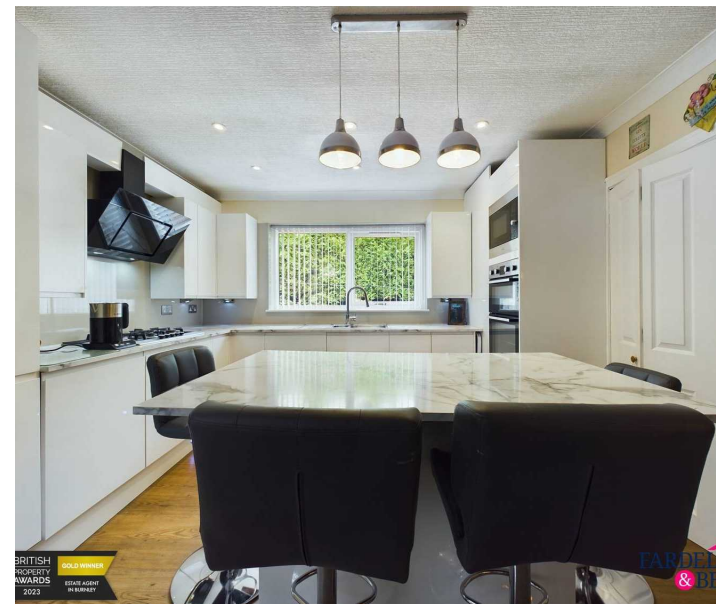
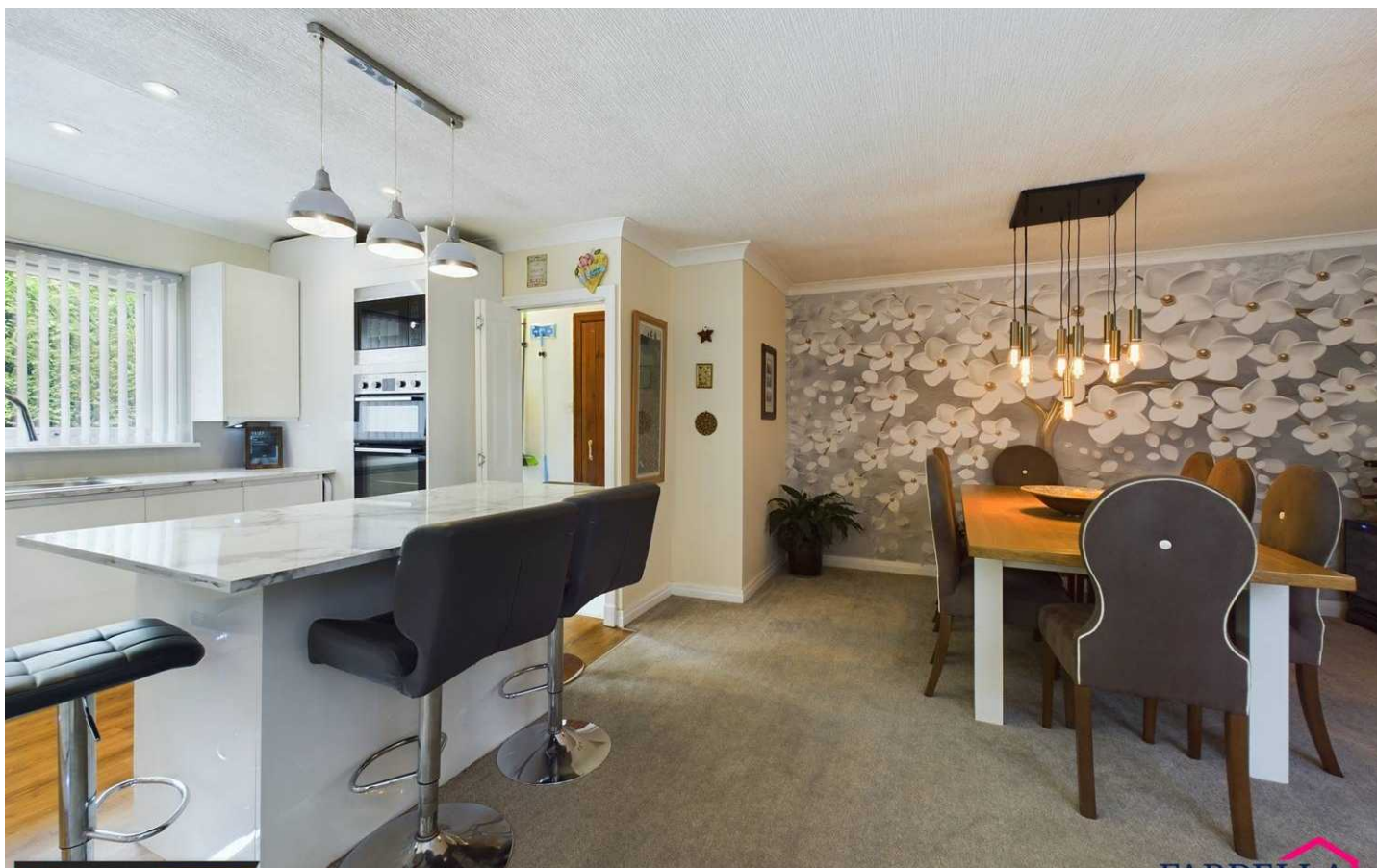
### Utility room

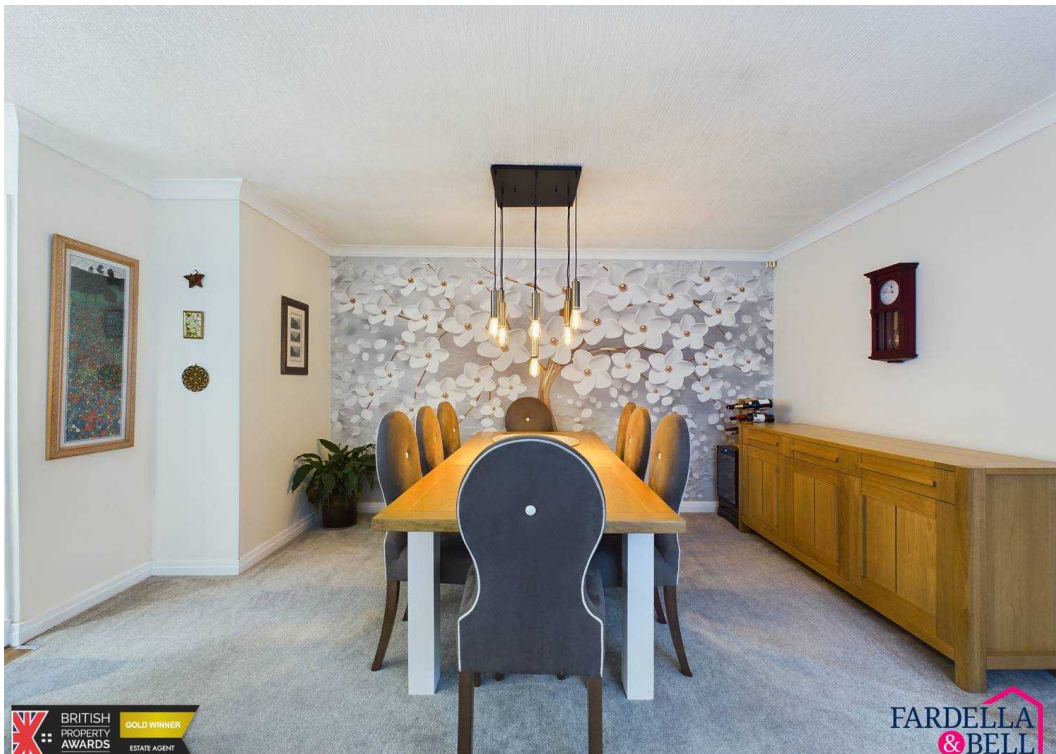
Fridge / freezer point, washer / dryer machine point and door leading to side aspect.

### Sauna

### Consumer Protection Regs

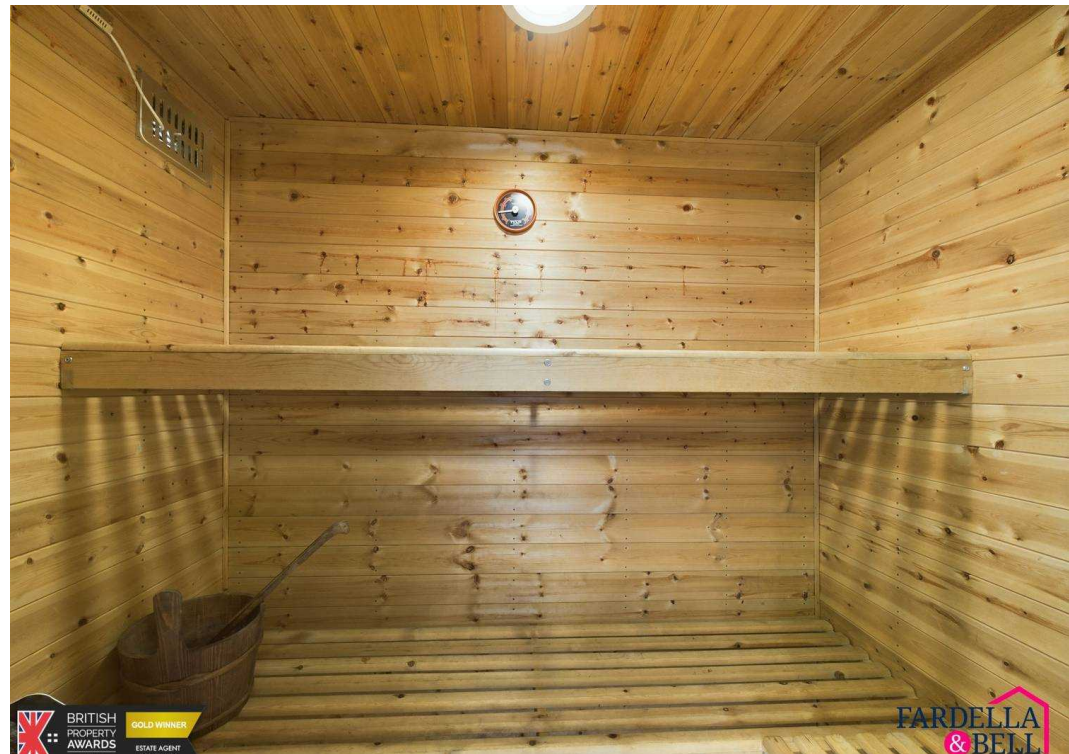
To comply with Consumer Protection Regulations we have been advised by our vendors on the following information: The tenure of this property is 'Freehold' and the Council Tax Band is 'D' The title register shows the property may contain restrictive covenants. These should be raised and satisfied by your chosen legal representative. Parking - Driveway Rights and easements - Unknown by the vendor Restrictions - Unknown by the vendor Building safety - No visible risks Accessibility/Adaptations - A few steps inside to the rear of the property and some steps at the front of the property. 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





BRITISH PROPERTY AWARDS GOLD WINNER ESTATE AGENT

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Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
 123.96 m<sup>2</sup>  
 1334.29 ft<sup>2</sup>



Floor 0 Building 2

(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.

GIRAFFE 360



### FRONT GARDEN

Front - Large driveway, entrance to garage and summer house / office room , secure gated access to the front.

### GARDEN

Side - Indian stone paved patio area which can be accessed through the lounge and en suite room and also access to the rear of the property from here. Side - Patio area with space for seating and access to both the front and rear from here.

### DRIVEWAY

2 Parking Spaces





## Fardella & Bell Estate Agents

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