



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

**FARDELLA**  
& **BELL**



# Meadowcroft Barden Lane, Reedley

Offers in Region of £385,000





## Meadowcroft Barden Lane

Reedley, Burnley

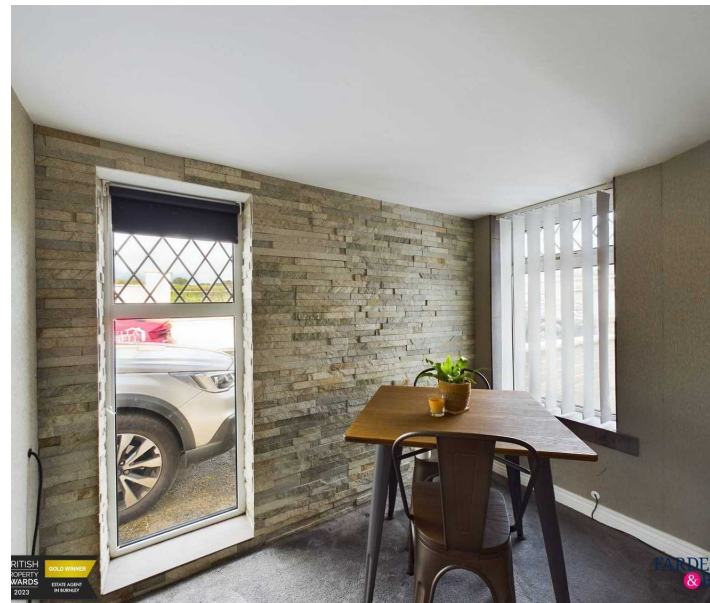
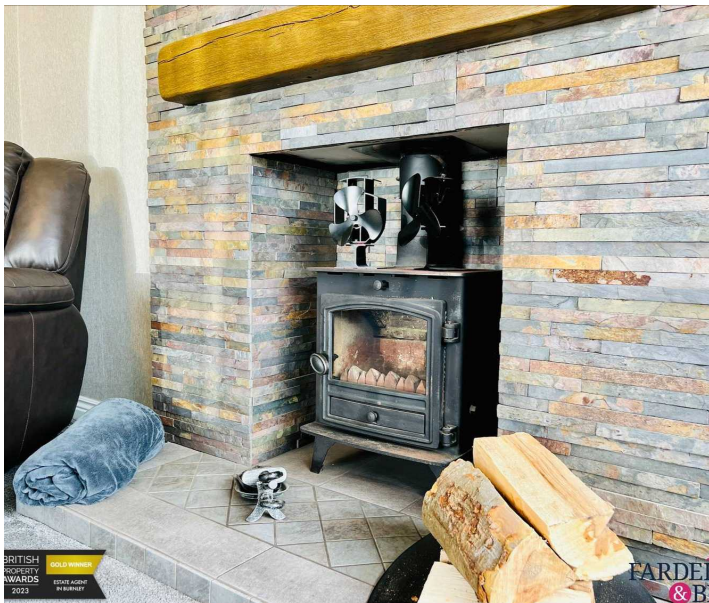
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E

- Spacious Detached Extended Home
- Off Road Parking
- 3 Bathrooms
- 5 Bedrooms
- Semi Rural Location
- 3/4 Acre of Land
- Integral Garage & Detached Double Garage
- 3D Tour
- LPG





### Entrance Hallway

Wooden front door access and porch area, fitted carpets, light points, radiators, coving, smoke alarm points, fitted storage cupboards and access to all rooms.

### Dining Room

Overlooking the front aspect, with uPVC double glazed window, fitted carpet, ceiling light point, radiator and electrical sockets.

### Living Room

Dual aspects with uPVC double glazed windows overlooking the front of the property and the rear, fitted carpet, tv aerial point, multi fuel burner with feature fireplace and hearth.

### Bathroom 1

uPVC frosted double glazed window, vinyl flooring, ceiling light point, bath with taps and glass screen, overhead electric shower with chrome fittings, wc, pedestal sink with taps and partially tiled walls.

### Kitchen

Three uPVC double glazed windows, tile flooring, spotlights to the floor, plumbing for a dishwasher or washing machine, radiator, a mixture of wall and base units with complimentary laminate work surfaces, partially tiled walls, electric hob with chimney style overhead extractor point, electric double oven and storage cupboard housing the central heating boiler.

### Utility / Garage Space

Accessed via an up and over garage door and access via the internal hallway, with electrical sockets, light point and plumbing points.

### Bedroom 1

Located to the side of the property overlooking the garden space, with uPVC double glazed window, ceiling light points, coving, radiator, fitted carpet and tv aerial point.





**Bedroom 2**

With ceiling light point, fitted carpet, radiator uPVC double glazed window looking in to the sun room and ceiling coving.

**Sun Room**

Full uPVC double glazing with carpet flooring and views of the side aspect.

**Bathroom 2**

uPVC double glazed frosted window, vinyl flooring, ceiling light point, panelled bath with taps, glass screen, overhead electric shower with chrome fittings, pedestal sink with taps, wc and partially tiled walls.

**Bedroom 3 (Master with En-Suite)**

Located to the far rear of the property and with dual aspects, uPVC double glazed windows, fully fitted wardrobes and dressing table, radiator, fitted carpet and small walk in wardrobe storage neatly hidden behind a mirrored door with shelving and rails. En-Suite with uPVC frosted double glazed window, vinyl flooring, spotlights, push button wc, chrome heated towel rail, sink with mixer tap, shower enclosure with glass doors, electric shower and partially tiled walls.

**Lower Level**

Accessed via a staircase in the main hallway, with an open balustrade staircase, fitted carpet to the stairs, thermostat and laminate flooring at the base of the staircase.

**Downstairs Bedroom 4**

Three uPVC double glazed windows, fitted carpet, ceiling light point, uPVC door leading to the garden and radiator.

**Downstairs Bedroom 5**

Located to the lower floor, with uPVC double glazed window, laminate flooring, ceiling light point and radiator.

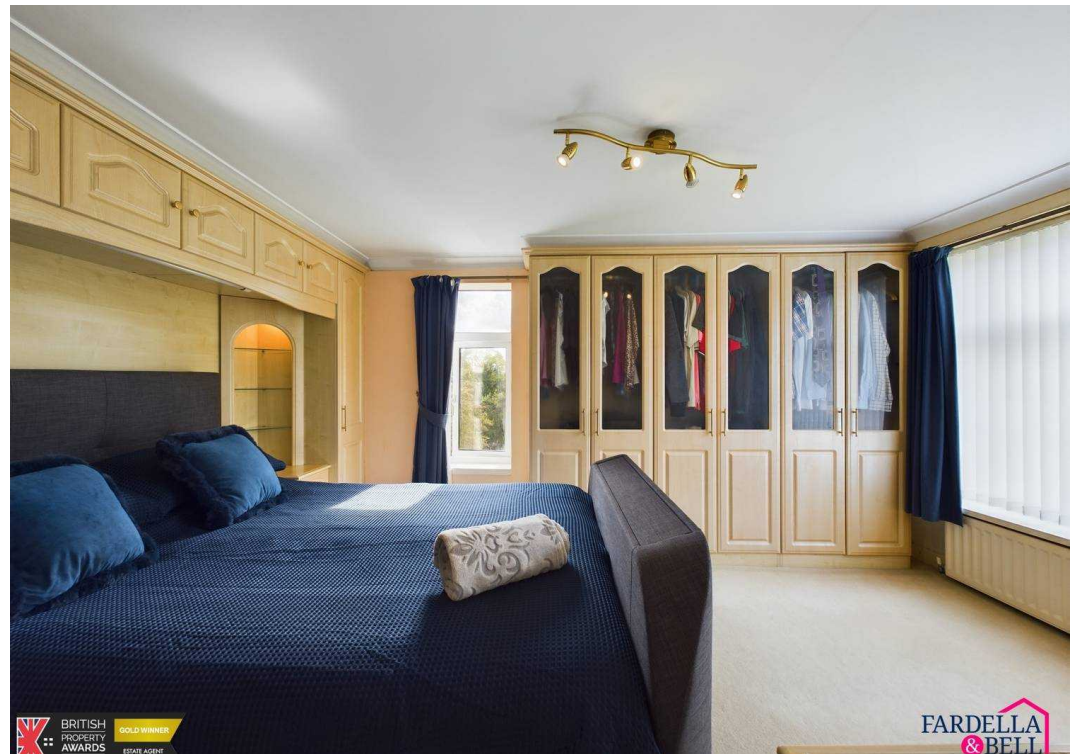






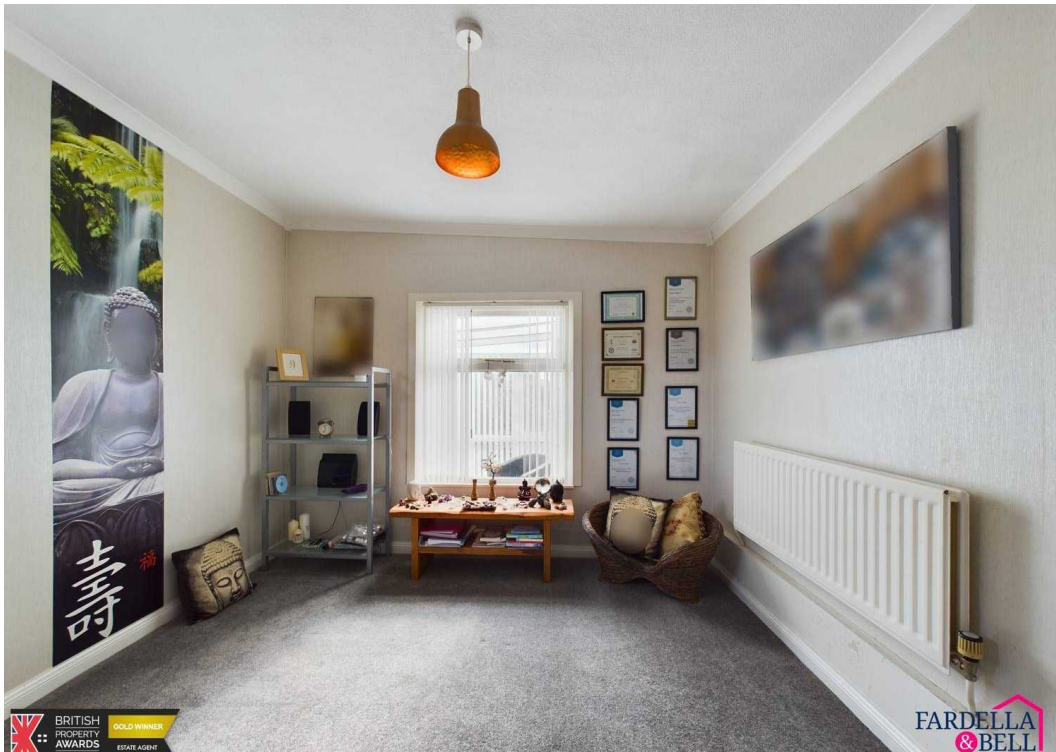
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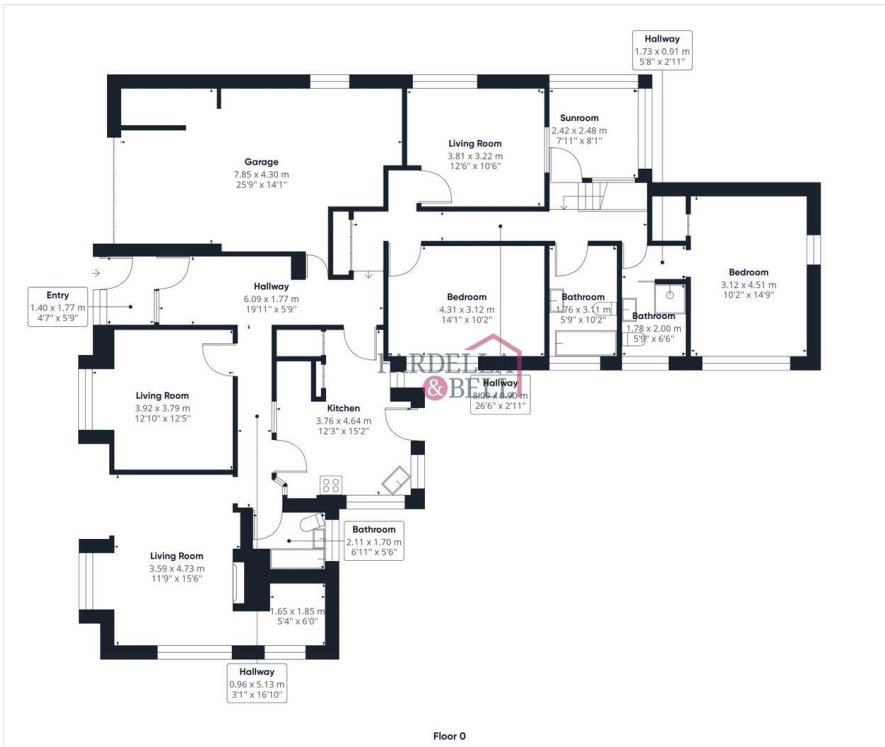
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Approximate total area<sup>(1)</sup>  
173.98 m<sup>2</sup>  
1872.72 ft<sup>2</sup>

(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





## GARDEN

Discover an enchanting oasis sprawled across 3/4 of an acre, where artful landscaping meets generous outdoor space. This garden is a masterpiece of nature and design, a sanctuary that beckons with its allure and sophistication. Manicured lawns, vibrant flowerbeds, patio and fenced boundaries invite you to explore every inch of this fabulous space. There is the addition of a double detached garage, K rendered with an electric door, lighting, electrics and a tarmac driveway which can comfortably hold several vehicles.

## DRIVEWAY

8 Parking Spaces







# Fardella & Bell Estate Agents

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