




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


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

**FARDELLA
 & BELL**



6 The Meadows, Burnley
£270,000



6 The Meadows

Burnley, Burnley

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Ightenhill Area
- 4 Bedrooms
- Detached
- Downstairs WC
- Garage
- Freehold



Entrance Hallway

15' 6" x 8' 8" (4.72m x 2.64m)

Entering through a uPVC double glazed door with uPVC double glazed window, under stairs storage, radiator, open balustrade staircase, ceiling light points and laminate flooring.

Dining Room

8' 3" x 11' 5" (2.51m x 3.48m)

Located to the front aspect, with uPVC double glazed bay window, radiator, ceiling light point and laminate flooring.

Living Room

15' 9" x 15' 0" (4.80m x 4.57m)

Overlooking the rear, with uPVC double glazed windows and doors leading out to the rear garden, ceiling light point, tv aerial point, radiator, laminate flooring, electric fire with marble hearth and surround.

Kitchen

8' 2" x 16' 4" (2.49m x 4.98m)

A well-appointed fully fitted kitchen with uPVC double glazed window offering garden views, uPVC door to the side aspect, 1.5 bowl sink with drainer and mixer tap, integrated fridge and freezer, radiator, spotlights to the ceiling, plumbing for a washing machine, integrated dishwasher, under counter lighting, a mixture of wall and base units with complimentary laminate work surfaces, plinth lighting, electric oven and electric hob with overhead extractor point.

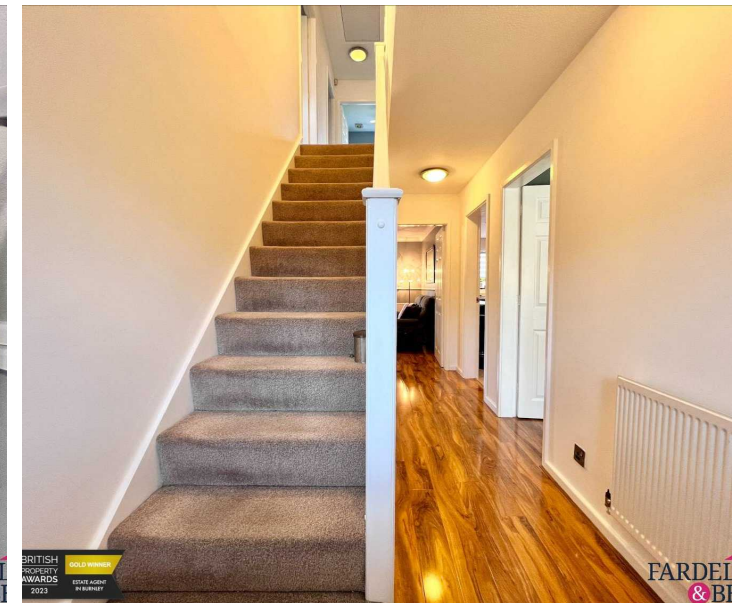
Downstairs wc

2' 7" x 4' 4" (0.79m x 1.32m)

Neatly located under the staircase, with push button wc, cloakroom sink and mixer tap, laminate flooring, radiator and ceiling light point.

First floor landing

Fitted carpet, loft access point, storage cupboard housing the water tank.



Bedroom One

14' 4" x 11' 9" (4.37m x 3.57m)

A room of double proportion, with two uPVC double glazed windows, tv aerial point, fitted carpet, fitted wardrobe storage cupboards.

En-Suite

uPVC double glazed frosted window, vinyl flooring, radiator, spotlights, wet wall panelling, sink with chrome taps, push button wc, shower enclosure with glass door, electric overhead shower and ceiling extractor point.

Bedroom Two

8' 5" x 10' 6" (2.57m x 3.20m)

Overlooking the front aspect, uPVC double glazed window, laminate flooring, ceiling light point, radiator, fitted wardrobe storage cupboard and tv aerial point.

Bedroom Three

8' 5" x 9' 3" (2.57m x 2.82m)

To the rear aspect, uPVC double glazed window, laminate flooring, tv aerial point, ceiling light point, radiator, fitted wardrobe storage.

Bedroom Four

9' 2" x 8' 7" (2.79m x 2.62m)

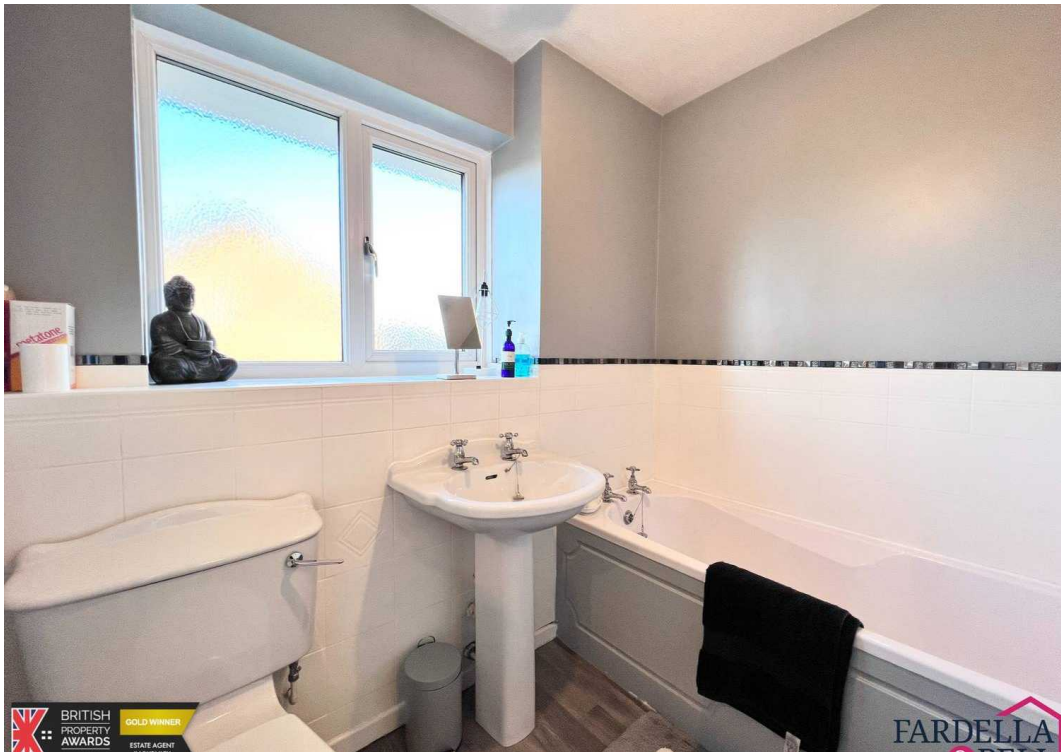
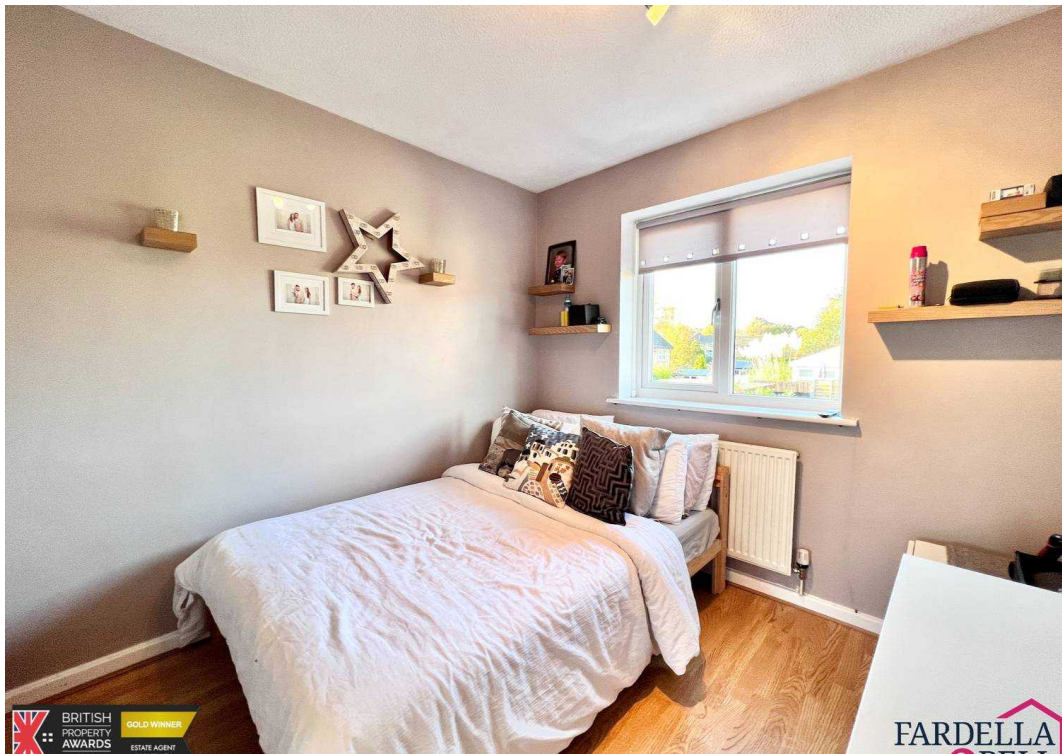
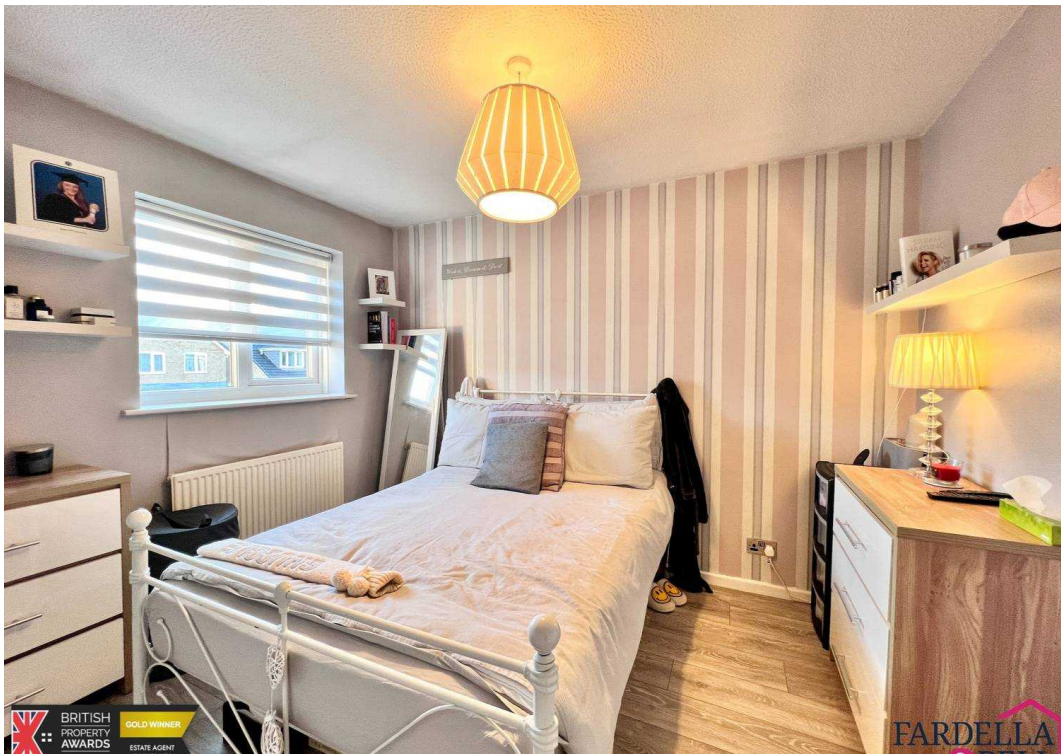
uPVC double glazed window, laminate flooring, ceiling light point and radiator.

Family Bathroom

7' 3" x 6' 2" (2.21m x 1.88m)

uPVC double glazed frosted window, wc, pedestal sink with chrome taps, panelled bath and chrome taps, partially tiled walls, extractor point and vinyl flooring.







GARDEN

This property's meticulously landscaped rear garden, edged by secure fencing it offers privacy and easy access. The garden features a charming patio area, ideal for al fresco dining or quiet time. Convenient side access ensures seamless movement within the property too. At the front, a manicured lawn welcomes you, adding a touch of greenery to the entrance. The stone-chipped area and driveway provides ample parking space, leading to a practical garage (17'5 x 8'3) for secure storage or additional utility.

DRIVEWAY

3 Parking Spaces





Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

01282 968 668 • info@fbestateagents.co.uk • fbestateagents.co.uk/

