



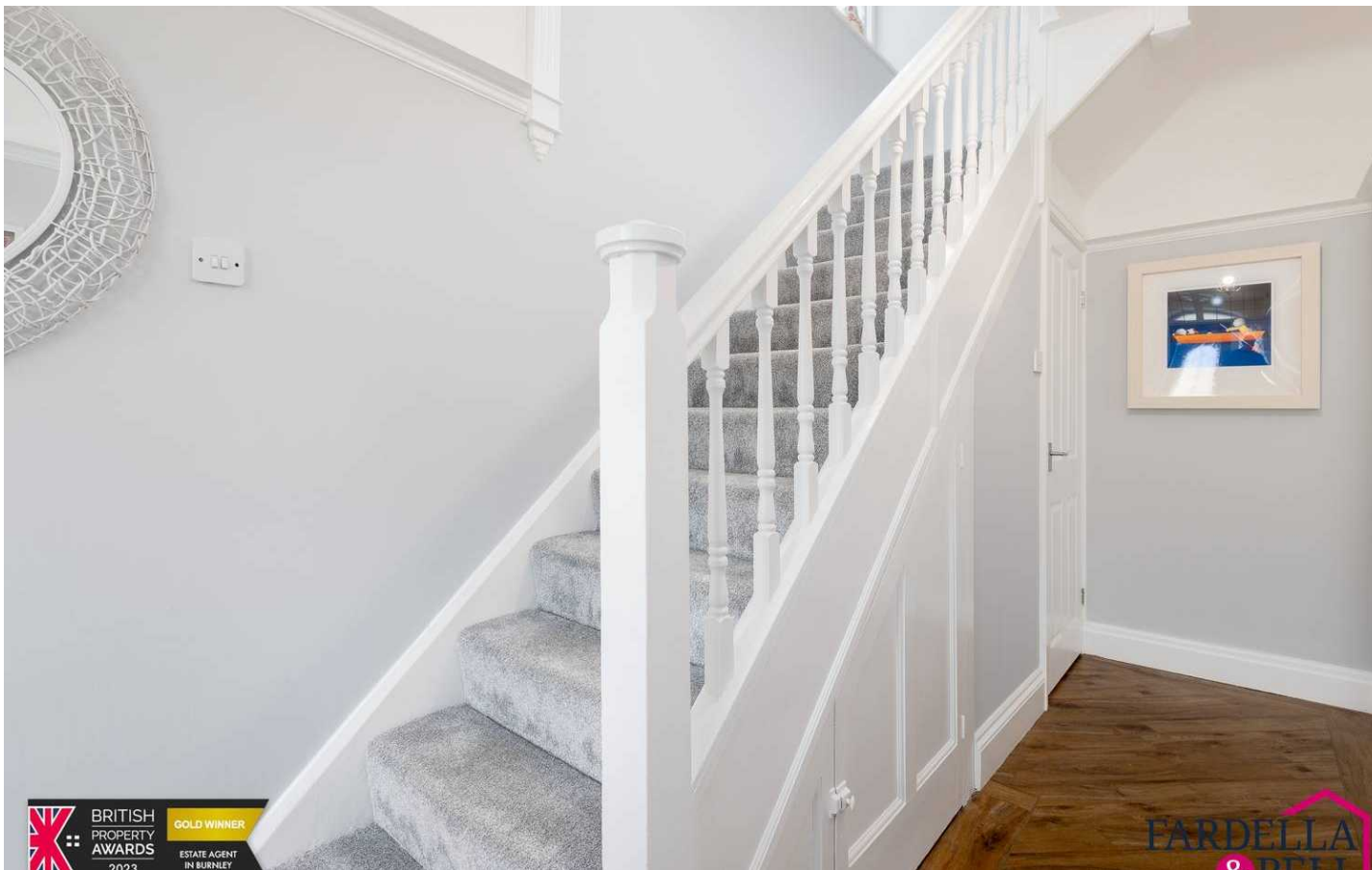
 BRITISH PROPERTY AWARDS GOLD WINNER

 FARDELLA

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282 Todmorden Road, Burnley
Offers Over £300,000



282 Todmorden Road

Burnley, Burnley

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- 4 Bedrooms + Attic
- Extended Semi Detached
- Utility Room & wc
- Incredible open aspect views
- Driveway
- Conservatory
- Family Bathroom
- 1719 sq ft
- Fantastic opportunity



Porch

Front door, partially tiled walls, wood effect flooring and entrance to hallway.

Hallway

14' 1" x 9' 7" (4.30m x 2.91m)

Karndean flooring, open balustrade staircase, radiator, picture rail and ceiling light point and entry to downstairs toilet.

W.C

Push button WC, Karndean flooring, wooden double glazed frosted window, vanity unit with sink and chrome mixer tap, radiator and picture rail.

Living Room

12' 8" x 13' 1" (3.87m x 4.00m)

Wooden uPVC double glazed bay window, Karndean flooring, multi fuel stove, radiator, ceiling light point, picture rail, ceiling coving and TV point.

Family Room

13' 1" x 13' 1" (4.00m x 4.00m)

Picture rail, ceiling coving, ceiling light point, radiator, Karndean flooring and TV point.

Conservatory

9' 11" x 8' 4" (3.02m x 2.55m)

Radiator, ceiling light point and Karndean flooring.

Kitchen

16' 7" x 7' 9" (5.06m x 2.35m)

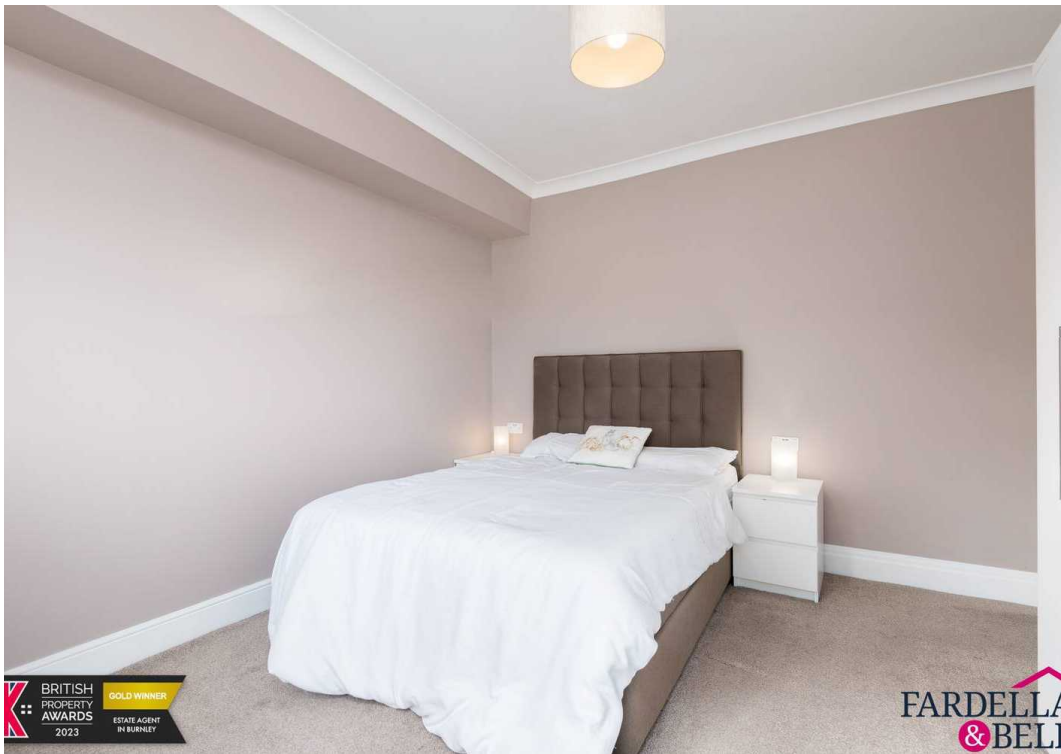
Wooden double glazed window, under-unit heating, a range of white gloss wall and base units, wood effect work surfaces, stainless steel one and half sink, drainer and high spout mixer tap, double gas Range master oven with a five ring gas hob and hotplate, extractor hood, combi boiler enclosed, space for an American fridge freezer, integrated dishwasher, breakfast bar, spotlights, under-unit lighting, integrated microwave, Karndean flooring and an opening to the utility room.

Utility Room 1

8' 0" x 8' 0" (2.43m x 2.43m)

Base units, storage cupboards and entry to rear garden





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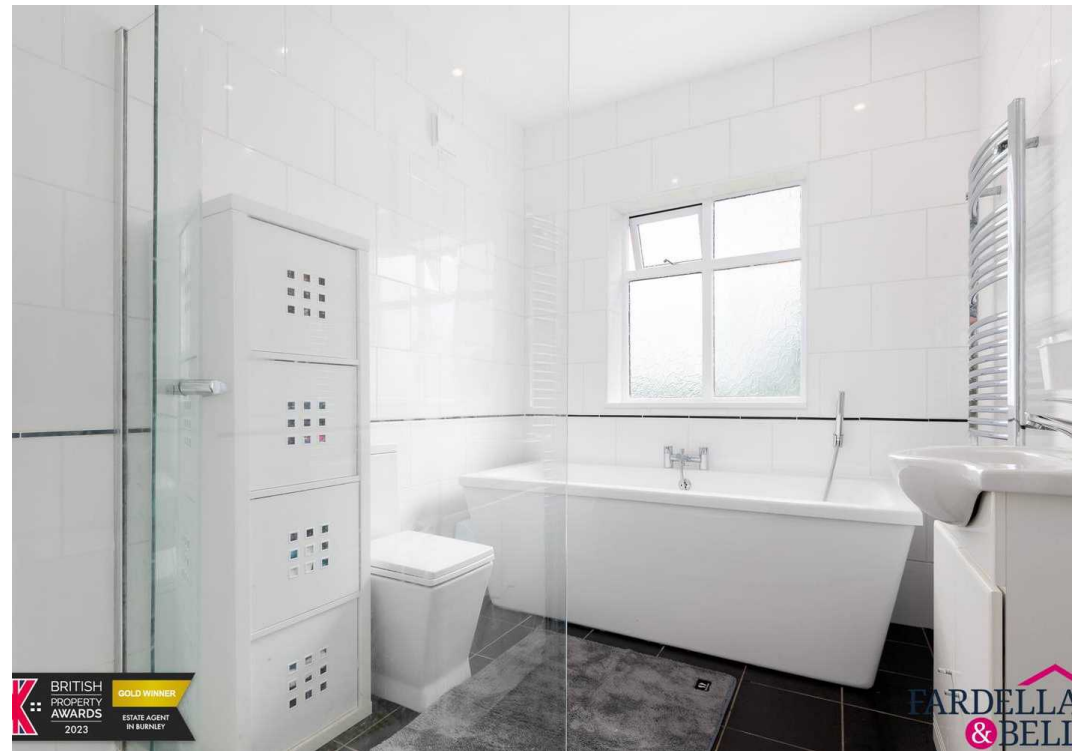
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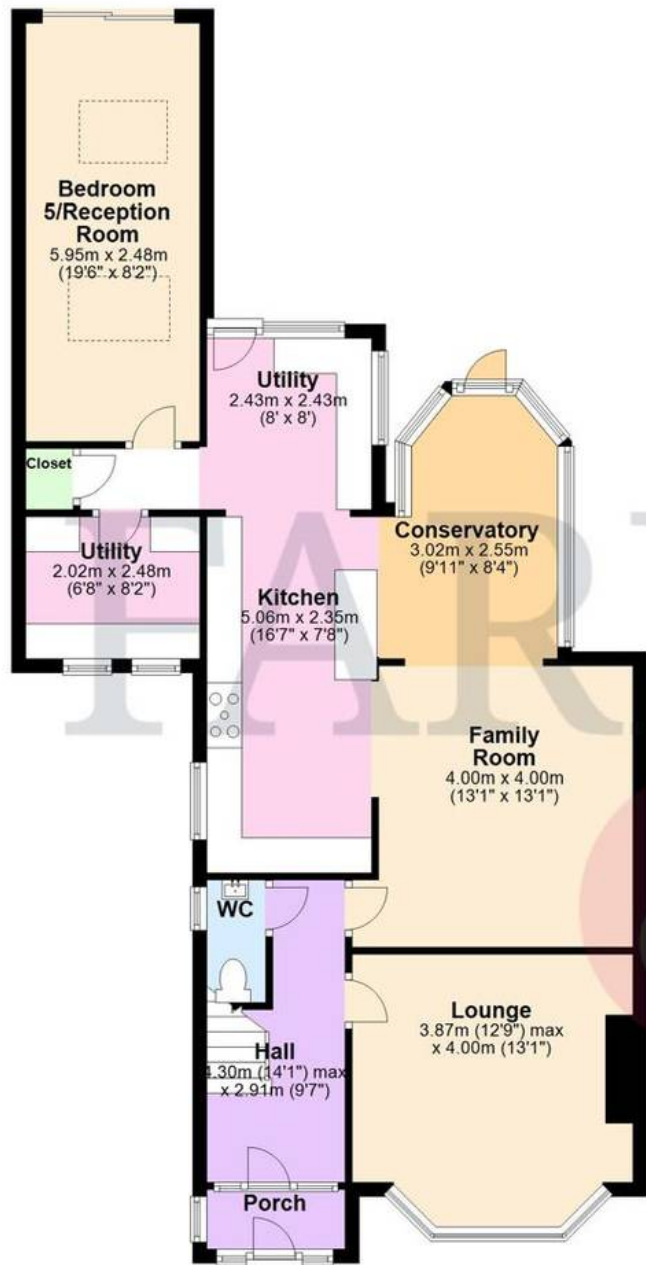
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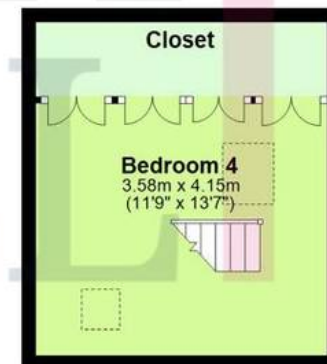
Ground Floor



First Floor



Second Floor



Total area: approx. 159.7 sq. metres (1719.3 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced using PlanUp.

282 Todmorden Road



Utility Room 1

8' 0" x 8' 0" (2.43m x 2.43m)

Base units, storage cupboards and entry to rear garden.

Utility Room 2

6' 8" x 8' 2" (2.02m x 2.48m)

UPVC double glazed window, central heating radiator, white gloss base units with wood effect surface, plumbing for a washing machine, space for a tumble dryer, fitted storage, spotlights, extractor fan, spotlights, Karndean flooring, UPVC double glazed door to the rear and a door to the inner hall.

Reception room 3 / Bedroom 5

19' 6" x 8' 2" (5.95m x 2.48m)

UPVC double glazed window, Two Velux windows, central heating radiator, spotlights, wood flooring and UPVC double glazed sliding doors leading to the rear.

Landing

7' 10" x 10' 2" (2.38m x 3.09m)

Hardwood single glazed frosted window, smoke alarm, picture rail, stairs leading up to the fourth bedroom and doors leading to the bathroom and to three bedrooms.

Bedroom 1

13' 2" x 12' 0" (4.01m x 3.65m)

Hardwood double glazed window, central heating radiator and fitted wardrobes.

Bedroom 2

7' 10" x 11' 11" (2.40m x 3.62m)

Hardwood double glazed window, central heating radiator, fitted wardrobes, under-stairs storage and Karndean flooring.

Bedroom 3

8' 8" x 7' 9" (2.64m x 2.35m)

Hardwood double glazed window, central heating radiator, picture rail and wood effect flooring.

Family Bathroom

9' 5" x 7' 2" (2.86m x 2.19m)

Hardwood double glazed frosted window, chrome heated towel rail, four piece suite comprises: Vanity




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