



FARDELLA
& **BELL**



18 Foster Drive, Burnley
£225,000



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Burnley, Burnley

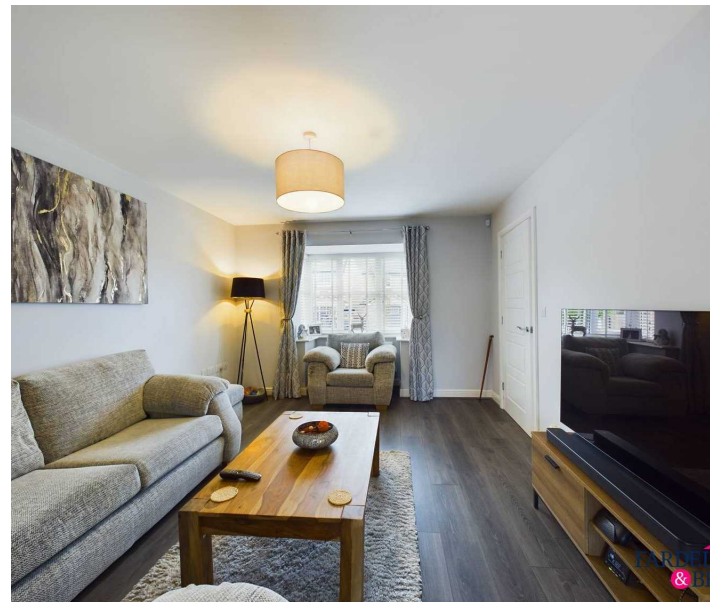
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Popular residential location
- Three bedrooms
- Detached
- Driveway with EV charging point
- Rear garden and front garden
- Cul de sac location



Entrance hallway

Laminate flooring, radiator, ceiling light point, smoke alarm and uPVC door.

Downstairs WC

Sink with mixer tap, push button WC, laminate flooring and ceiling light point.

Lounge

Laminate flooring, ceiling light point, TV point, uPVC double glazed bay window and radiator.

Kitchen / dining

Radiator, ceiling light point x 2, laminate flooring, uPVC double glazed patio doors, a mix of wall and base units, gas hob, electric oven, overhead extraction point, washing machine point, integrated fridge / freezer, sink with chrome mixer tap and uPVC double glazed window.

Landing

Fitted carpet, doors to all bedrooms and bathroom and loft access point.

Bedroom one

Ceiling light point, uPVC double glazed window, radiator, TV point and fitted carpet.

En suite

Partially tiled walls, push button WC, pedestal sink with chrome mixer, frosted uPVC double glazed window, ceiling light point and shower enclosure with mains fed shower.

Bedroom two

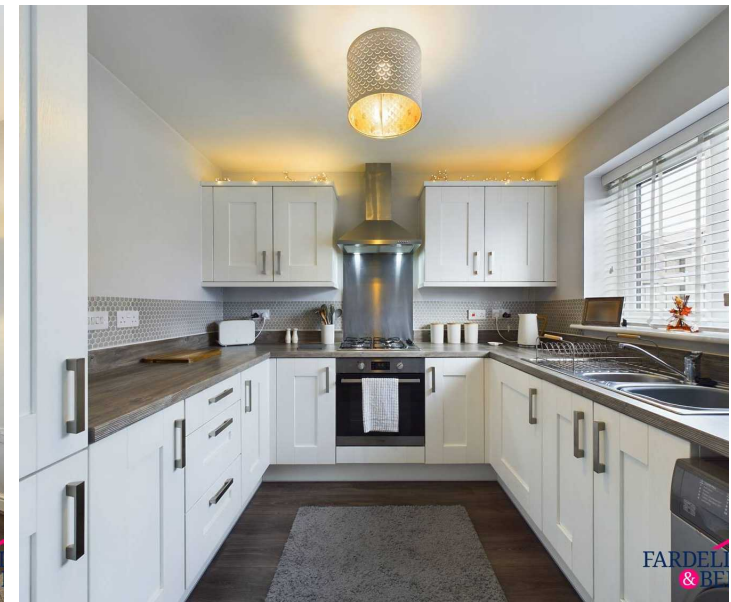
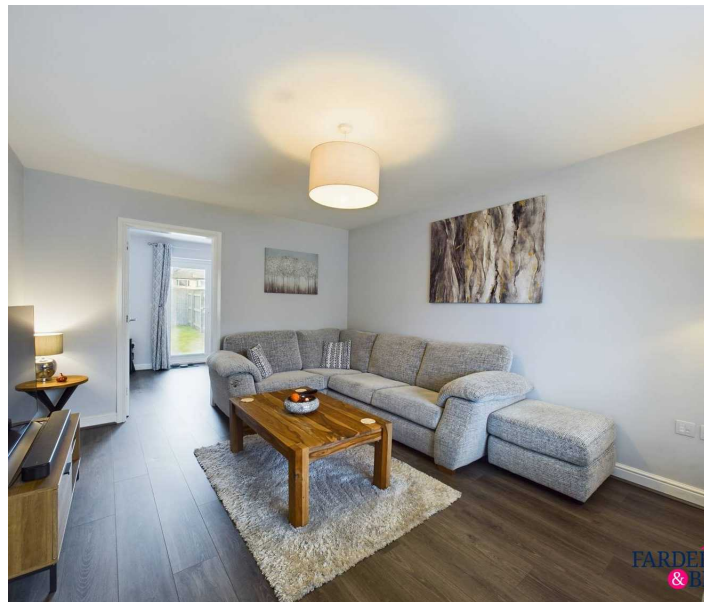
Radiator, ceiling light point, uPVC double glazed window and fitted carpet.

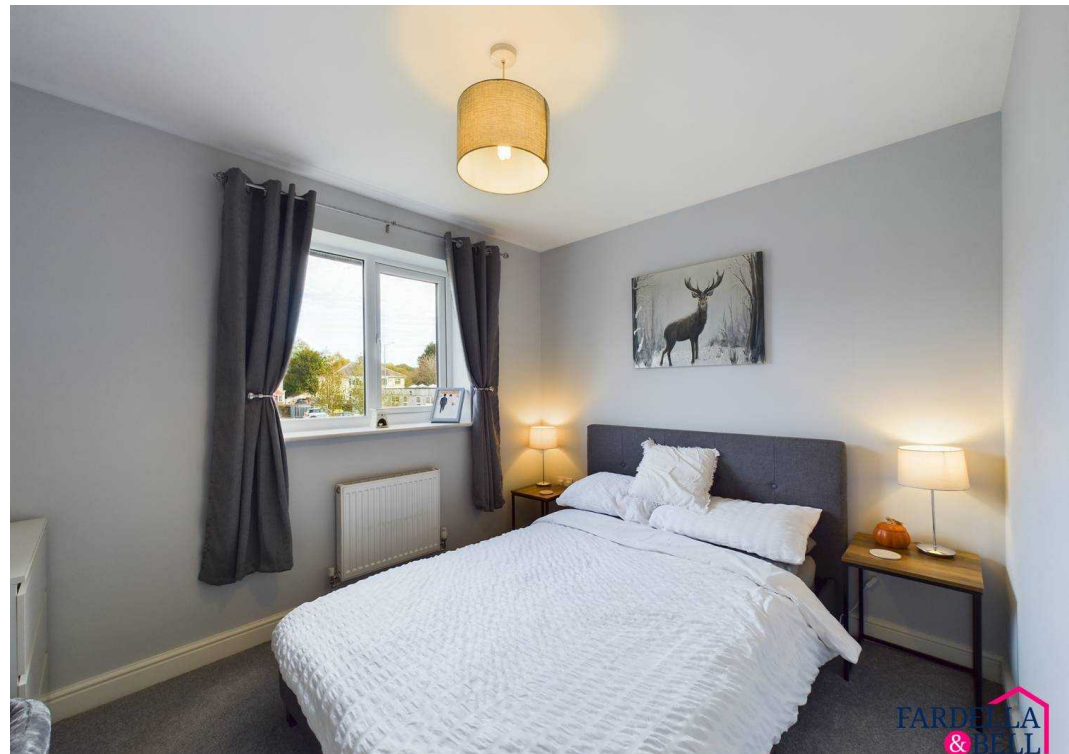
Bedroom three

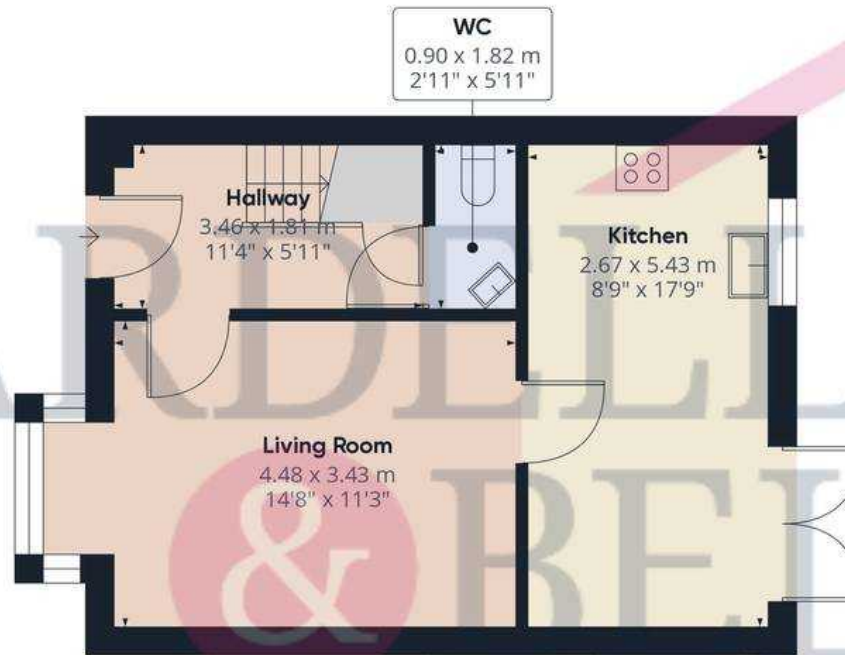
Fitted carpet, radiator, uPVC double glazed window and ceiling light point.

Bathroom

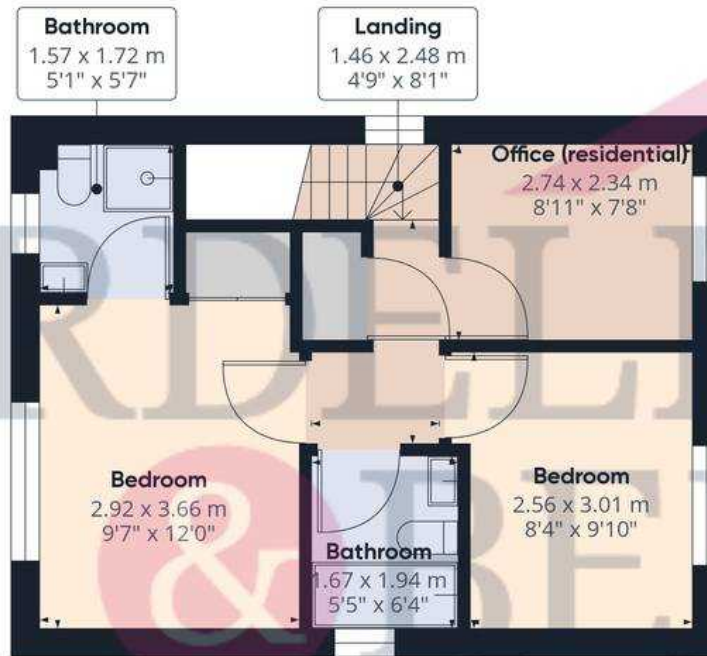
Partially tiled walls, pedestal sink with chrome mixer tap, bath with chrome mixer tap, push button WC, frosted uPVC double glazed window and ceiling light point.







Floor 0



Floor 1

Approximate total area⁽¹⁾

74.45 m²

801.37 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



GARDEN

Rear garden with patio area and fenced boundaries.

FRONT GARDEN

Mostly laid to lawn, path leading to the front door and driveway suitable for two cars.

DRIVEWAY

2 Parking Spaces

With EV charging point





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