



FARDELLA
& BELL

FARDELLA
& BELL



8 Fir Trees Grove, Higham
£550,000



8 Fir Trees Grove

Higham, Burnley

Exquisite 5-bed detached house with spacious interior, double garage, beautiful master suite, large kitchen dining space & stunning outdoor area. Perfect blend of luxury, comfort & functionality.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Stunning family home
- Five double bedrooms
- Double garage
- Two reception rooms
- Large kitchen dining space
- Gorgeous master bedroom with fitted storage complete with dressing room and own bathroom
- Ample parking
- Popular location
- Surrounded by gorgeous countryside
- Log burner in lounge
- Kitchen has island and quartz work surfaces
- Within reach of outstanding local schools.



Hallway

Herringbone style flooring, ceiling light point, access to the lounge area, ceiling coving and steps leading to the kitchen area.

Lounge

Fitted carpet, ceiling light points, log burner with stone surround, TV point, radiator x 2 and two uPVC double glazed windows.

Downstairs WC

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

Reception room two

Laminate flooring, uPVC double glazed patio doors, radiator, ceiling light point, ceiling coving and TV point.

Kitchen

Karndean Herringbone flooring, a mix of wall and base units, double oven and grill with gas hob, overhead extraction point, Belfast sink with brushed gold effect tap, integrated waste disposal, large island with storage and seating area, breakfast bar, wine fridge, integrated fridge and freezer, radiator, area for table and chairs, TV point, uPVC double glazed patio doors, two ceiling light points, quartz worktops, and integrated dishwasher.

Utility room

Karndean herringbone style flooring, uPVC double glazed window, radiator, boiler, washing machine point, sink with drainer and mixer tap and a mix of wall and base units.

Master bedroom

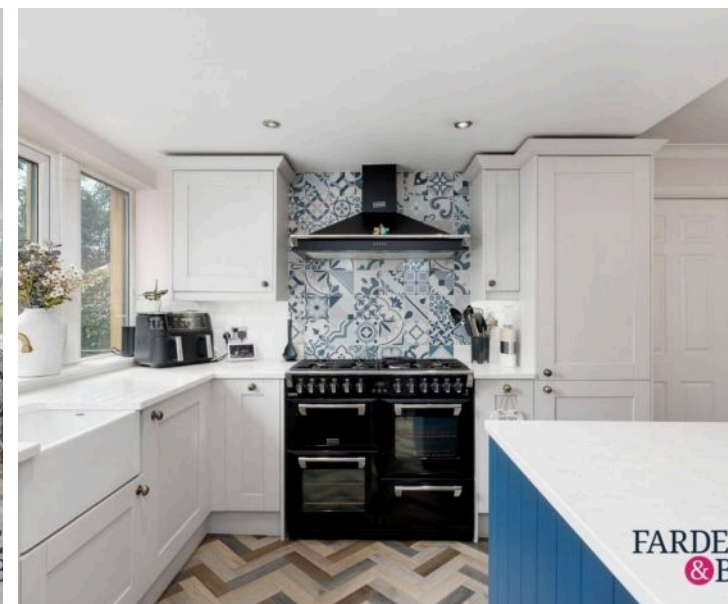
Fitted carpet, radiator, two uPVC double glazed windows, round window and fitted storage.

Dressing room

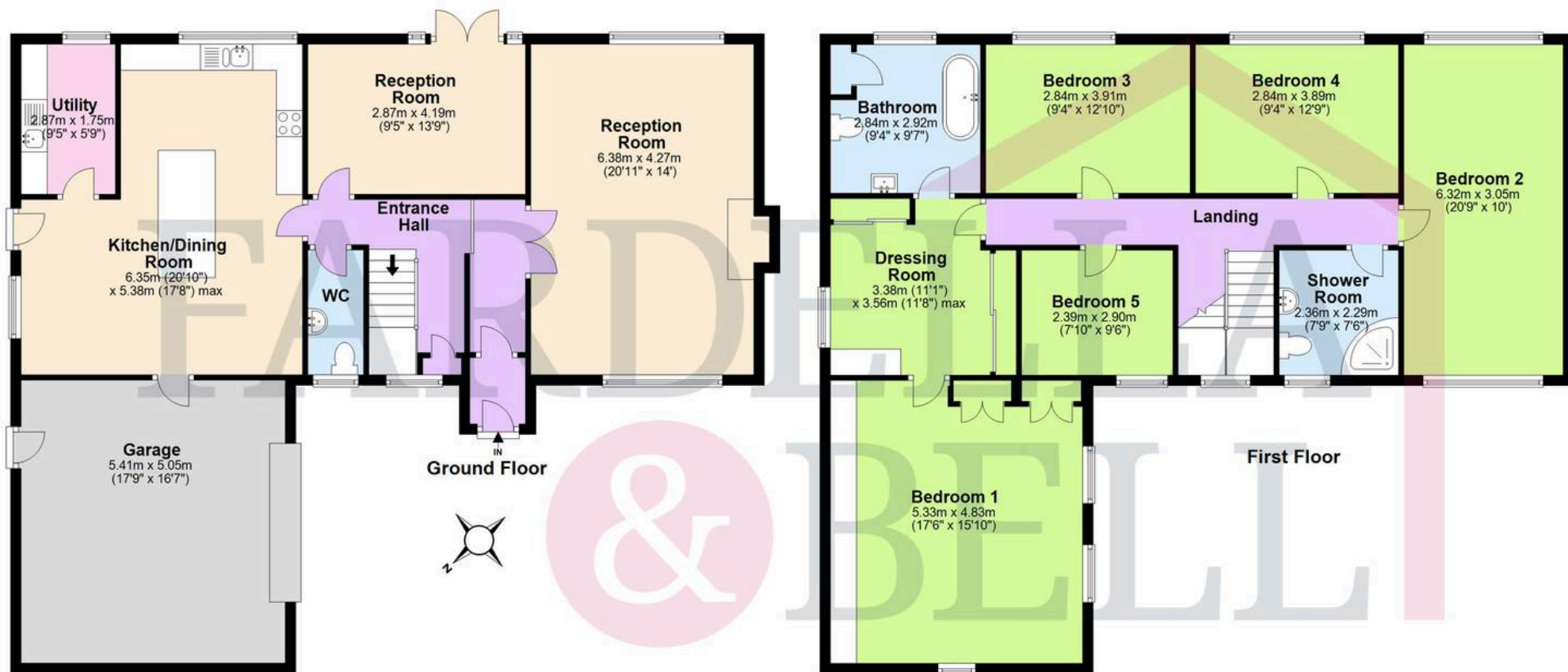
Dressing room - dressing table, radiator, loft access point, uPVC double glazed window and fitted carpet.

Bathroom - master bedroom

Freestanding bath with shower attachment, tiled flooring, tiled walls, push button WC, frosted uPVC double glazed







Total area: approx. 232.6 sq. metres (2503.8 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.

8 Fir Trees Grove



REAR GARDEN

Large laid to lawn area, fenced boundaries, raised paved area for sitting, patio area to the side which can be accessed via the kitchen / dining space, access into the garage via side door, mature bushes and shrubs and side gate access.

FRONT GARDEN

Mature bushes and shrubs, large block paved driveway (for multiple cars) electric vehicle charging point and access to the garage via stable doors.

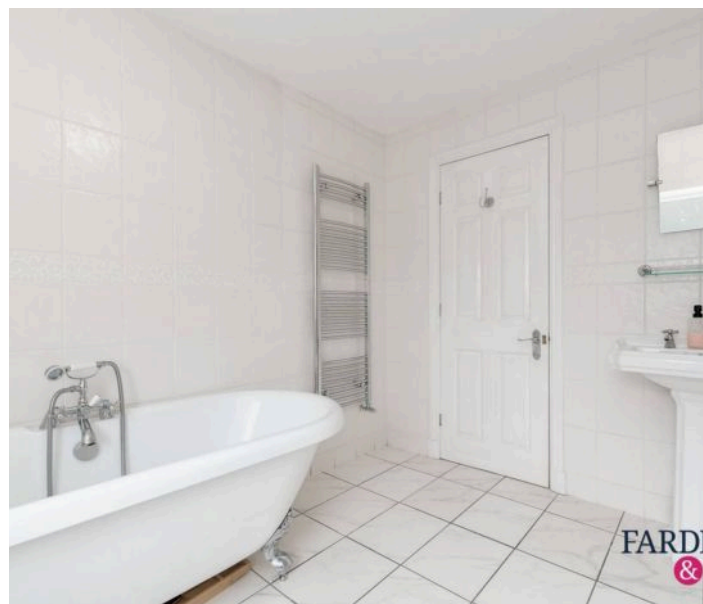
DOUBLE GARAGE

2 Parking Spaces

DRIVEWAY

3 Parking Spaces

EV CHARGING



**FARDELLA
& BELL**

**FARDELLA
& BELL**

**FARDELLA
& BELL**



Fardella & Bell Estate Agents

143 Burnley Road,, Padiham – BB12 8BA

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



PRS Property
Redress
Scheme



naea | propertymark
PROTECTED

