



FARDELLA & BELL  
2 968 688  
0 403 484  
fbestateagents.co.uk  
**BUY ME**



FARDELLA  
& BELL

3 Sunderland Street, Burnley  
£110,000



### 3 Sunderland Street

Burnley, Burnley

Council Tax band: A

Tenure: Freehold

- Semi detached bungalow
- Close to local shops and bus routes
- Large garden
- Detached garage
- Perfect for a couple



### Hallway

The porch is bright and welcoming, with natural light streaming through a large uPVC window. The tiled flooring adds a sleek, easy-to-maintain touch, creating a stylish and practical entryway.

### Living Room

The living room offers a cosy and inviting atmosphere, featuring a soft fitted carpet underfoot. A central ceiling light provides warm illumination, while the feature fireplace with an electric fire adds a touch of charm and comfort. A radiator ensures the space stays warm and cosy, and the large uPVC window at the front fills the room with natural light, enhancing the welcoming ambiance.

### Dining Room

The dining room is bright and functional, with a ceiling light point providing ample illumination. The large uPVC doors lead to the rear, offering easy access to the outdoors. A radiator ensures the space stays comfortably warm, making it the perfect setting for meals and gatherings.

### Kitchen

The kitchen is well equipped with sleek wall and base units, providing plenty of storage space. A pantry cupboard offers additional room for supplies, while the units feature a chrome inset sink with matching chrome taps. A uPVC window allows natural light to brighten the space. The kitchen also includes plumbing for a washing machine, with ample room for a freestanding oven.

### Bedroom 1

The bedroom is spacious with double proportions, offering plenty of room for relaxation. A radiator ensures comfort year-round, while a large uPVC window fills the room with natural light. The light point provides additional illumination, and the fitted carpet adds warmth and cosiness to the space.

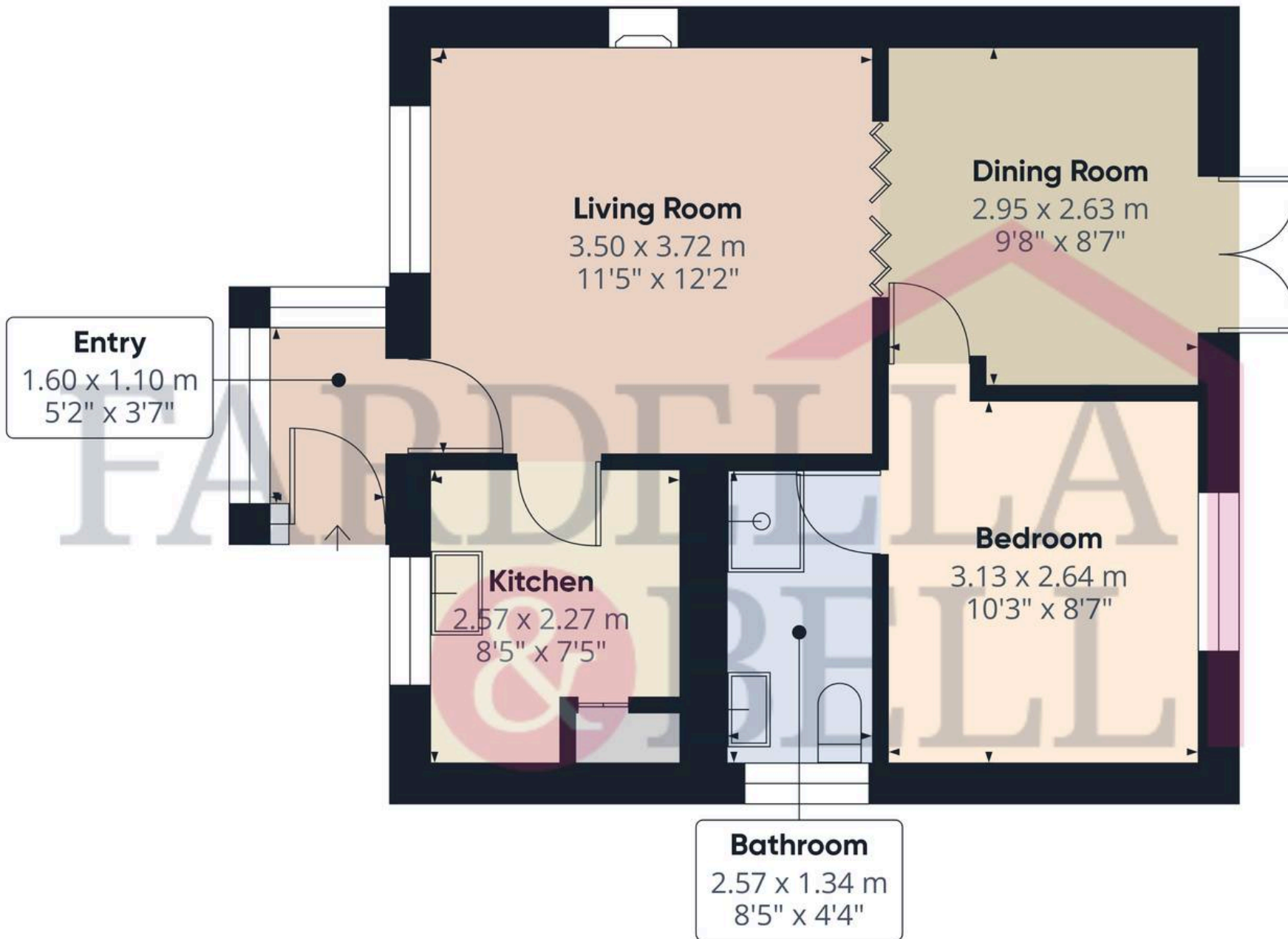
### Shower Room

The shower room features fully tiled walls, creating a sleek and modern look. A large walk-in shower cubicle with a mains-fed shower offers a luxurious bathing experience. The pedestal sink adds a touch of elegance, while the









**Approximate total area<sup>(1)</sup>**  
40.57 m<sup>2</sup>  
436.69 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





## GARDEN

The garden boasts a large, mainly grassed area, perfect for outdoor activities and relaxation. A flagged patio offers a stylish space for seating or dining, while mature bushes provide privacy and a touch of greenery, enhancing the tranquil atmosphere.

## GARAGE

Single Garage

## DRIVEWAY

1 Parking Space







## Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

01282 968 668 • [info@fbestateagents.co.uk](mailto:info@fbestateagents.co.uk) • [fbestateagents.co.uk/](http://fbestateagents.co.uk/)

