



FARDELLA  
& BELL

FARDELLA  
& BELL

19 Brownside Road, Burnley  
£210,000





## 19 Brownside Road

Burnley, Burnley

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi Detached Bungalow
- Extended Kitchen dining space
- Corner plot
- Detached garage plus driveway
- 2 bedrooms
- Worsthorne location
- UPVC double glazing
- Gas central heating

**FARDELLA  
& BELL**



### Living Room

This bright and stylish living room features a modern grey-and-white palette, a classic fireplace with an ornate mantel, and a large window that fills the space with natural light. Perfect for relaxing or entertaining.

### Kitchen and Breakfast Area

This stylish kitchen and breakfast room extension boasts sleek dark blue cabinetry, white countertops, Induction hob, electric oven, overhead extractor point, electrical sockets for work top appliances and stainless steel sink with American style mixer tap and flowing seamlessly into a bright dining area with large windows and tasteful décor.

### Shower room

This sleek shower room offers a clean, modern design with glass-enclosed shower, low level WC, a pedestal sink, built-in shelving, and a compact layout enhanced by natural light from a frosted window.

### Bedroom 1

This inviting double bedroom features a soft, neutral palette with floral accents, a large window for natural light, and tasteful furnishings including matching bedside tables and a grey upholstered headboard—perfect for restful living.

### Bedroom 2

This cheerful bedroom features soft pink walls, a large window with floral accents, and a cozy bed adorned with playful bedding and plush toys—ideal as a bright and welcoming child's room.

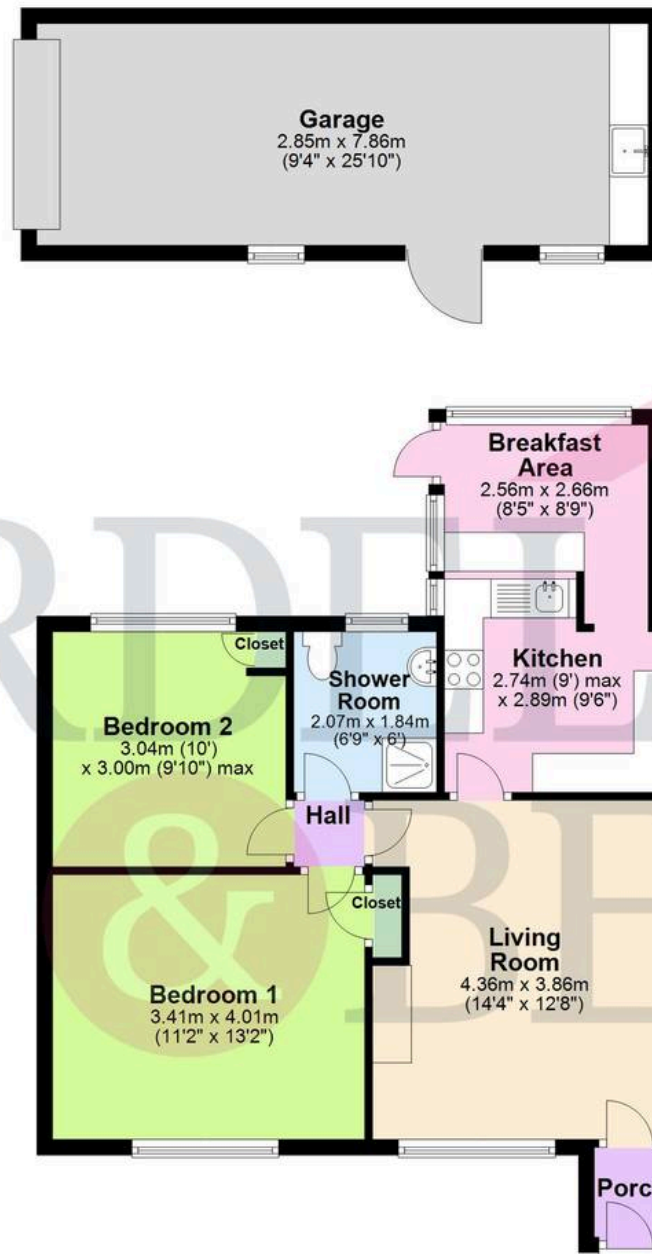








## Ground Floor



Total area: approx. 82.8 sq. metres (891.4 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.

**19 Brownside Rd**





## GARDEN

This spacious corner plot boasts a detached garage, a driveway accommodating up to four vehicles, a well-kept lawn, and a paved patio area—perfect for outdoor entertaining and practical family living.

## DRIVEWAY

4 Parking Spaces







## 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/)



**PRS** Property  
Redress  
Scheme



**naea | propertymark**  
PROTECTED

