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16 Founders Close, Burnley
£254,950



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Landscaped private garden
- Modern garden room and office
- Off-road parking and driveway
- Contemporary kitchen with integrated appliances
- Open plan kitchen dining area
- Bi-fold and French doors to patio
- Modern bathrooms with heated tiled flooring
- Spacious living area with abundant natural light
- Ample built-in storage throughout



Hallway

4' 3" x 14' 9" (1.29m x 4.50m)

Laminate flooring, ceiling light point, radiator and uPVC front door.

Living Room

11' 10" x 14' 9" (3.60m x 4.50m)

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

Kitchen

10' 10" x 12' 6" (3.30m x 3.80m)

Tiled flooring, ceiling light point, uPVC double glazed window, a mix of wall and base units, overhead extraction point, gas hob, fridge / freezer point, splash back, radiator, sink with drainer and chrome mixer tap.

Downstairs WC

Tiled flooring, radiator, push button WC, pedestal sink with chrome mixer tap and ceiling light point.

Utility room

Tiled flooring, uPVC double glazed window, GCH boiler, washing machine point and worksurface space.

Family bathroom

Tiled heated flooring, spotlights to the ceiling, pedestal sink with chrome mixer tap, push button WC, partially tiled walls, radiator and bath with overhead mains fed shower.

Master bedroom

Fitted carpet, uPVC double glazed window, ceiling light point, decorative wall panelling and fitted storage.

En suite

Partially tiled walls, heated tiled flooring, sink with chrome mixer tap, push button WC, frosted uPVC double glazed window and radiator.

Bedroom two

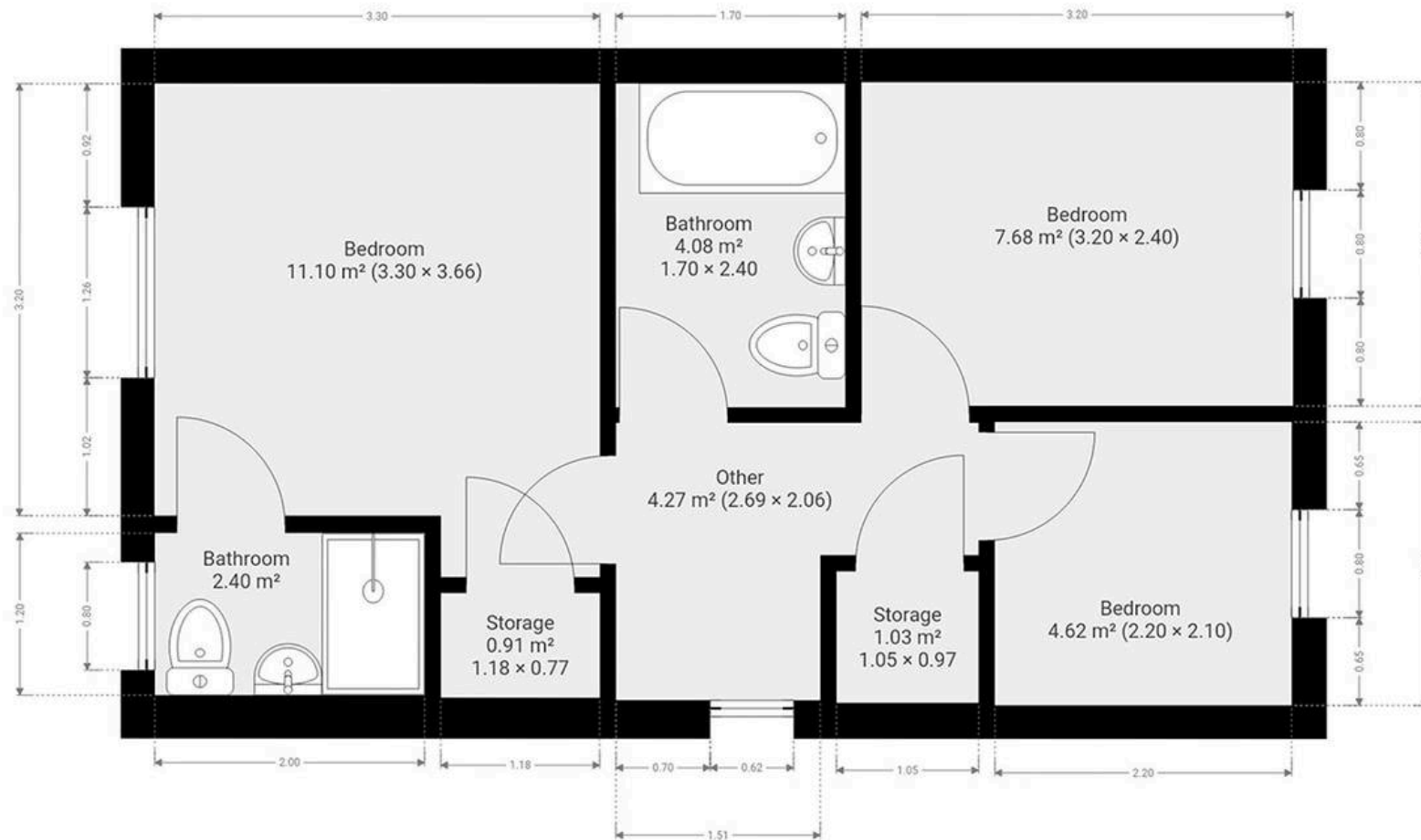
Fitted carpet, uPVC double glazed window, radiator and ceiling light point.

Bedroom three

Laminate flooring, radiator, uPVC double glazed window,







Total Property Area: approx - 81.3 Sq Meters (875.11 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details area 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.



REAR GARDEN

Indian stone paving, fenced boundaries, laid to lawn area, stone chipped area with steps leading to garden room and side gate access from driveway area

FRONT GARDEN

Laid to lawn area, tarmac driveway, stone pathway and side gate access.

DRIVEWAY

2 Parking Spaces

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