



FARDELLA
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9 Ravens Grove, Burnley

Offers Over £260,000



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Burnley, Burnley

Council Tax band: D

Tenure: Leasehold

- 4 Bedrooms
- 999 Year Lease
- Sought after location
- Large garden
- Driveway
- Overlooking Pendle hill
- Conservatory

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Living Room

This well-proportioned living area benefits from generous natural light from a uPVC double glazed window, fitted carpets, a gas fireplace with mantle and offers direct access into the dining area.

Dining Room

This generously sized dining area features direct access to the garden and conservatory through large sliding doors, allowing for excellent natural light and a seamless indoor-outdoor flow. Its layout offers a versatile setting and features fitted carpets, fitted radiators and wall lighting points.

Conservatory

This conservatory offers natural light through expansive uPVC double glazed windows, laminate flooring and a distinctive ceiling design, creating a bright and tranquil atmosphere.

WC

This downstairs WC offers a bright and efficient layout and includes a toilet, sink, storage space and a small double glazed window making it ideal for guest use and everyday convenience.

Kitchen

This well-organized kitchen offers a practical layout with beige cabinetry, a washing machine point, an integrated oven and gas hob with an overhead extractor fan, laminate flooring and a fridge freezer point.

Master Bedroom

This master bedroom features a spacious layout with direct access to a private en-suite, offering both comfort and convenience. It also features fitted carpets, a uPVC double glazed window, fitted radiators and a ceiling light point.



En-Suite

This en suite features a clean and functional layout with a glass-enclosed shower, partially tiled walls and integrated vanity, offering private convenience directly off the master bedroom.

Bedroom 2

This second bedroom offers a spacious and light-filled setting with a large uPVC double glazed window, fitted carpets, a ceiling light point and a practical layout, suitable for use as a guest room or additional sleeping space.

Bedroom 3

This third bedroom provides double proportions and includes space for storage making it suitable for use as a child's room, guest accommodation, or home office.

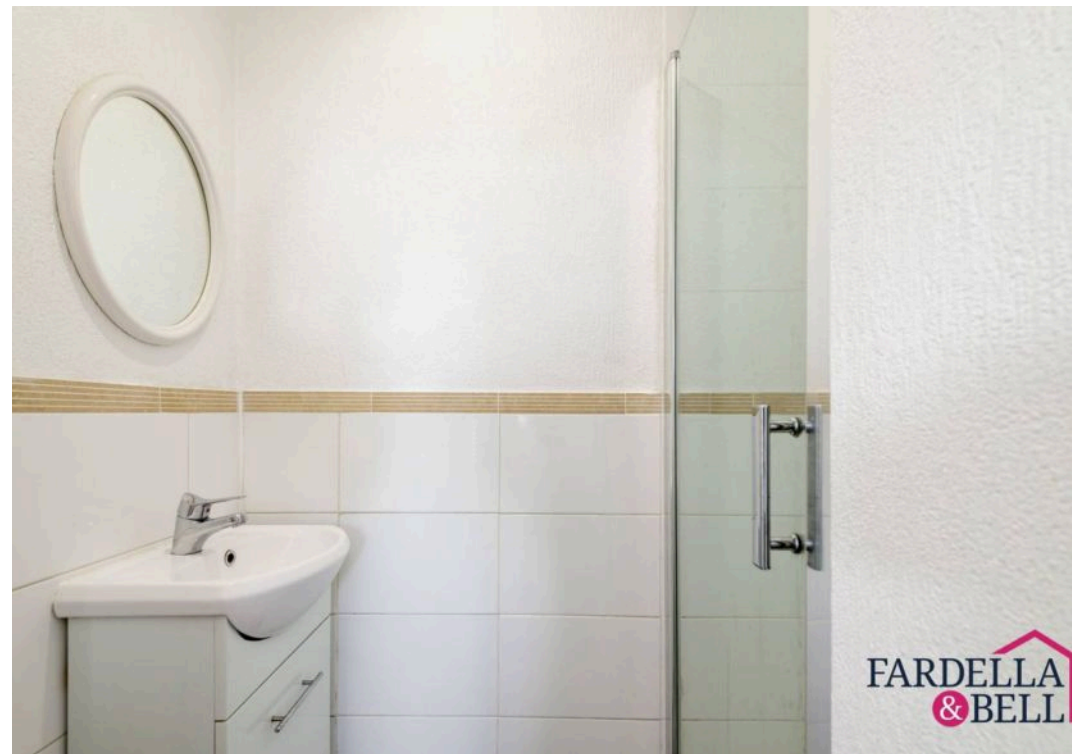
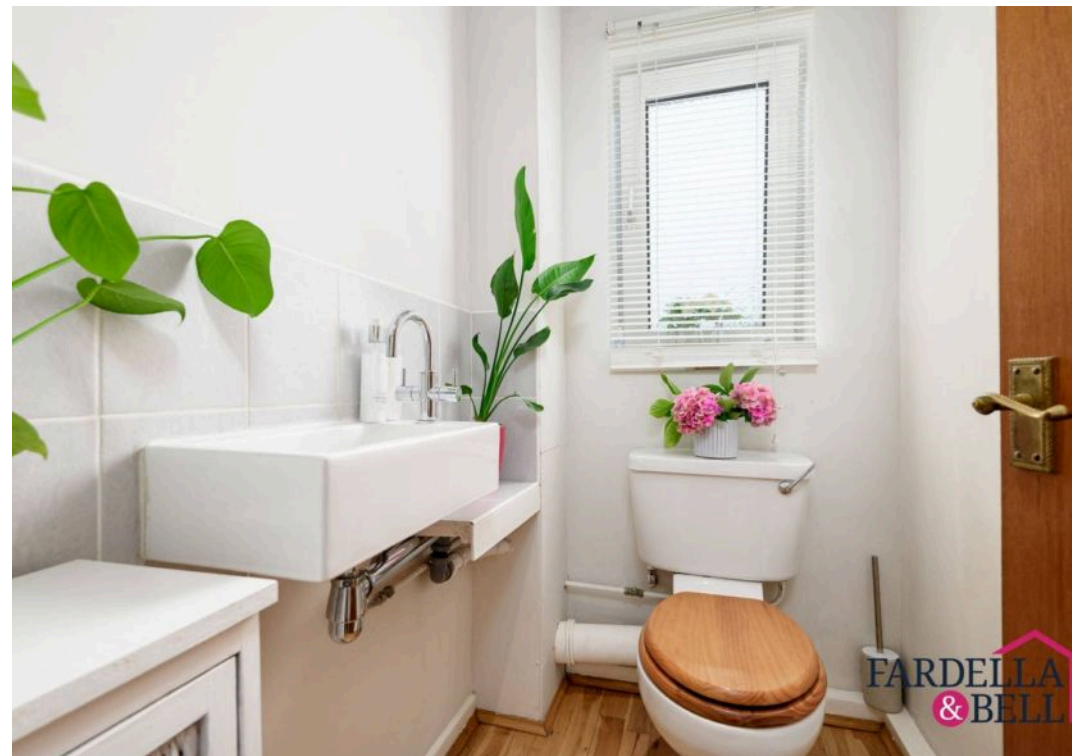
Bedroom 4

This fourth double bedroom offers a flexible space with natural light, integrated wardrobes and a compact layout, suitable for use as a study or home office

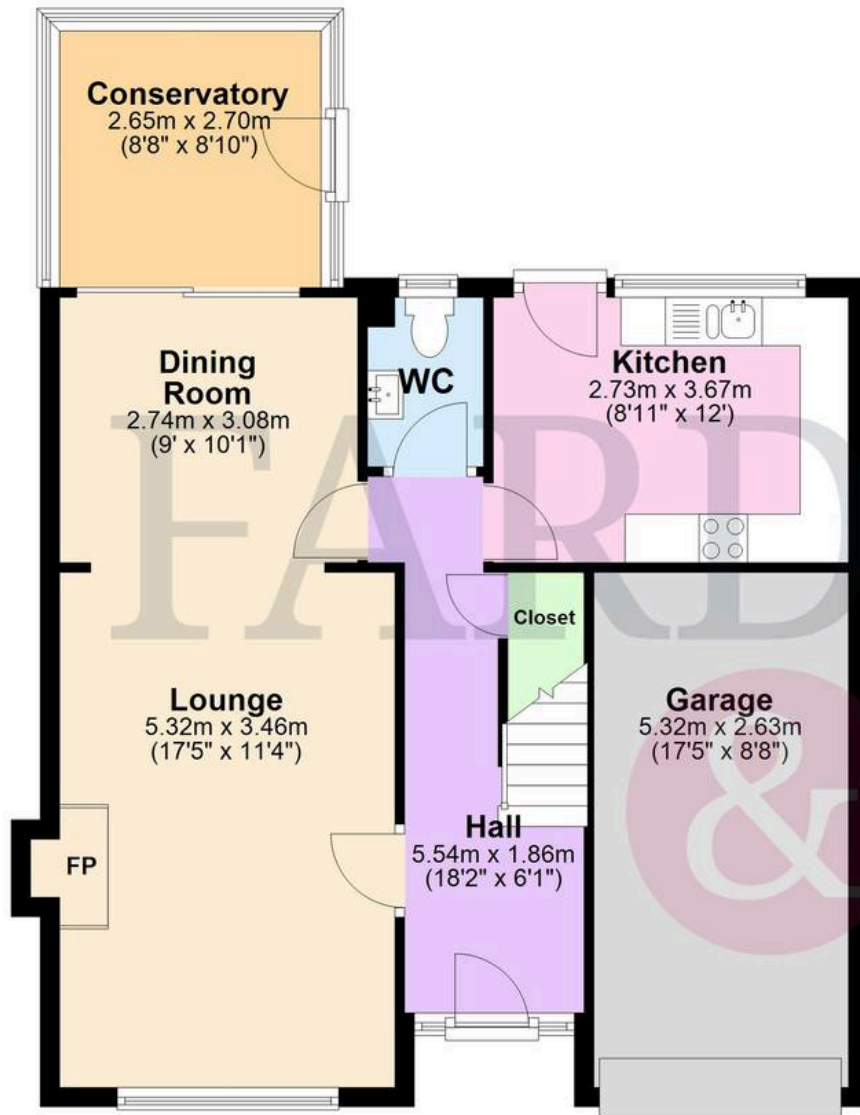
Family Bathroom

This family bathroom features a bright and spacious layout with a push button toilet, bath and overhead shower, tiled walls, an integrated vanity and tiled flooring.

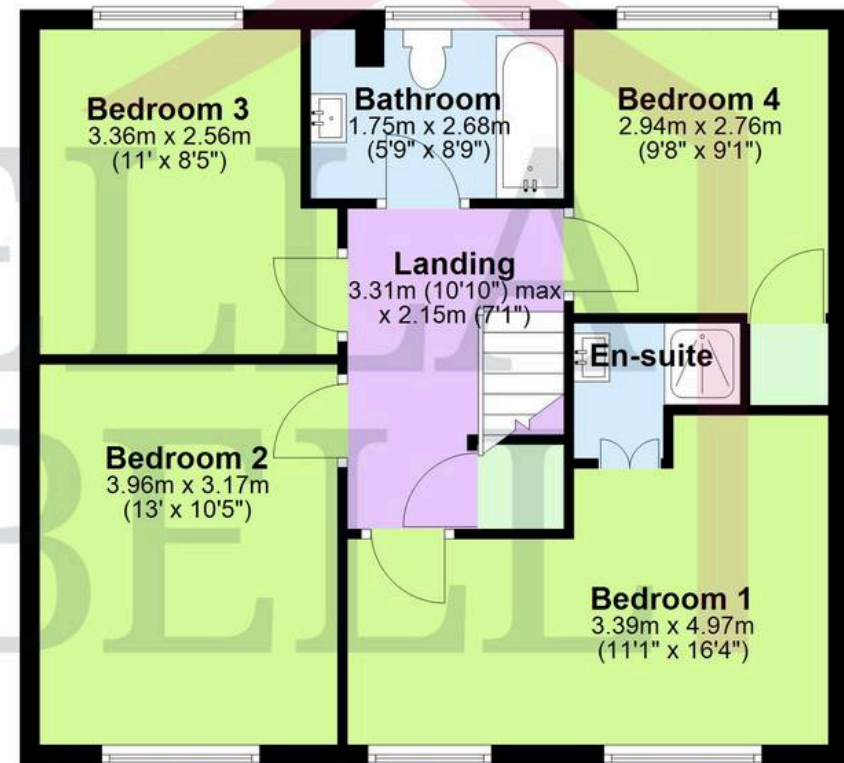




Ground Floor



First Floor



Total area: approx. 133.0 sq. metres (1431.8 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.

9 Ravens Grove



REAR GARDEN

This beautifully landscaped, south-facing garden boasts a vibrant lawn, colourful flower beds, a stylish patio, and a spacious conservatory—ideal for both tranquil relaxation and entertaining. Bathed in sunshine and offering a high degree of privacy, it's a perfect outdoor retreat.

DRIVEWAY

2 Parking Spaces





Fardella & Bell Estate Agents

143 Burnley Road,, Padiham – BB12 8BA

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

