



FARDELLA
& BELL

12 Carleton Avenue, Simonstone
£270,000



12 Carleton Avenue

Simonstone, Burnley

Council Tax band: D

Tenure: Freehold

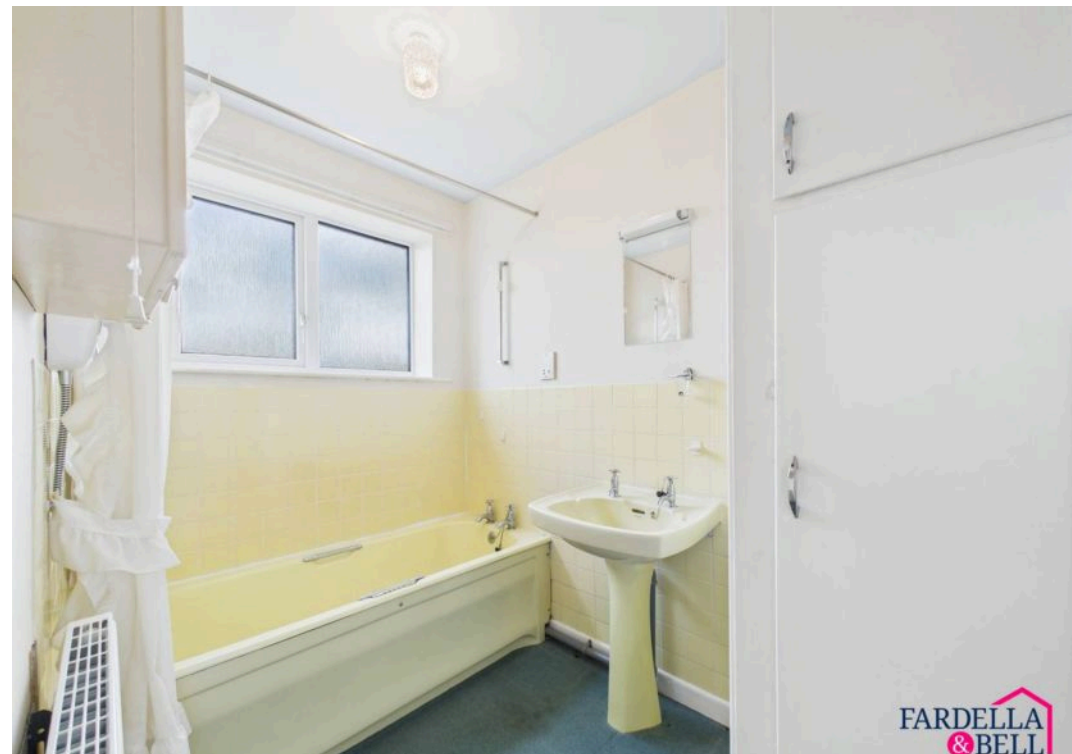
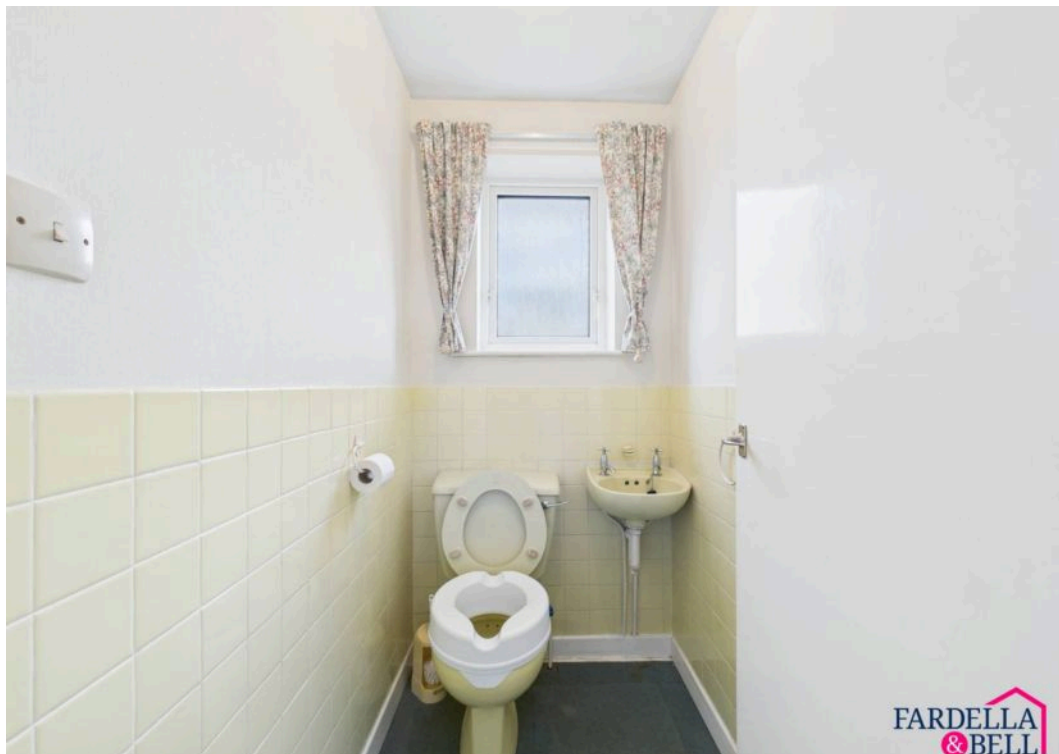
- 3 Bedroom Bungalow
- Driveway
- Rear Garden
- Popular Location
- Gas Central Heating & Double Glazing
- Freehold
- Council Tax Band D
- Renovation Potential
- Detached
- Solar Panels

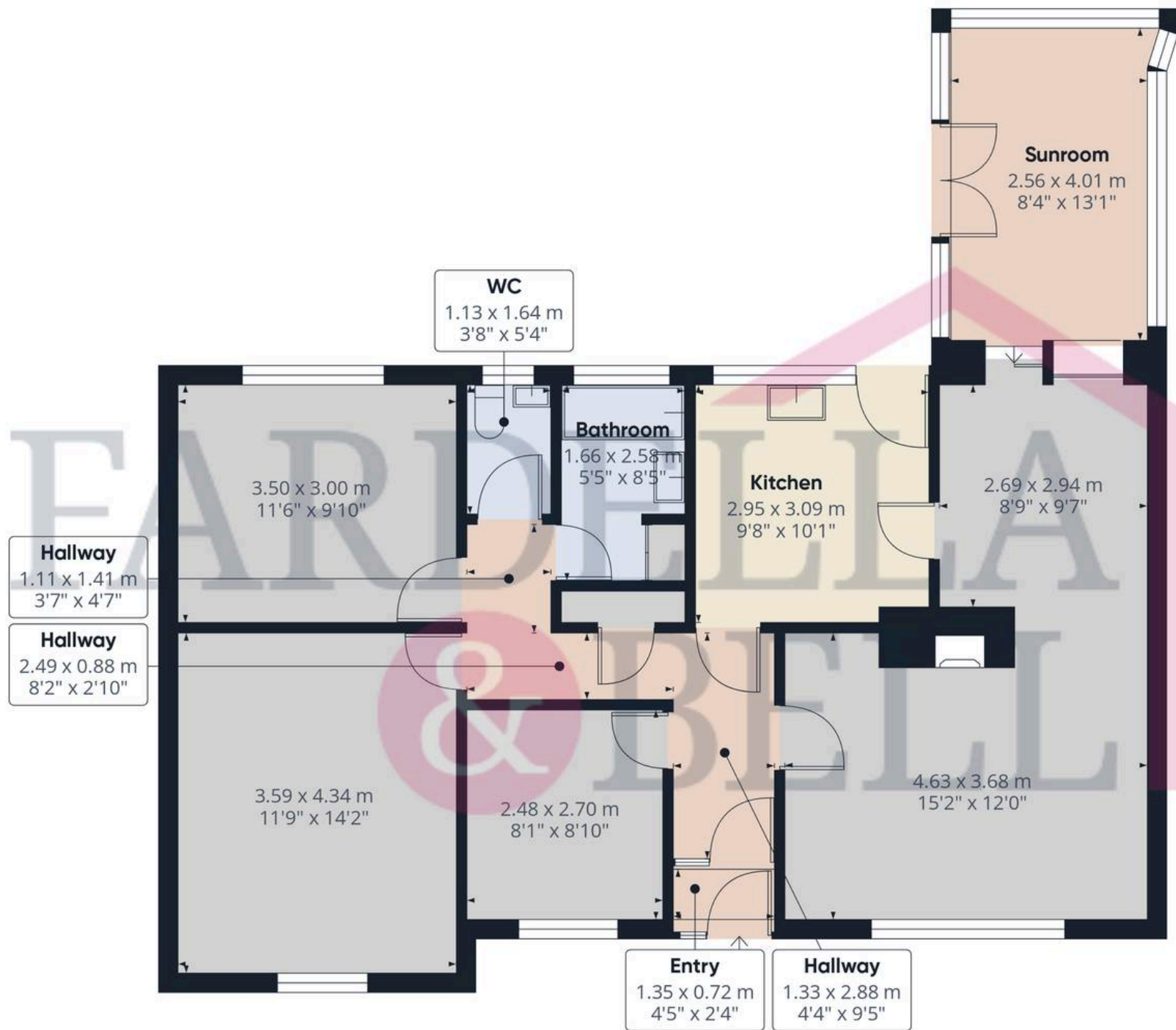


General Description

This three-bedroom detached bungalow is brimming with potential and offers a fantastic opportunity to create a wonderful home tailored to your own style. Inside, you'll find a spacious living and dining area, complete with a feature fireplace and sliding doors that open into the light-filled conservatory at the rear — a versatile space to relax or entertain while enjoying views of the garden. The kitchen provides ample units and work surfaces, with direct access outside, and could easily be updated into a modern family hub. There are three well-proportioned bedrooms, each benefitting from fitted storage, together with a family bathroom and a separate WC for added convenience. With driveway parking to the front, this property combines practicality with scope for transformation.







Approximate total area⁽¹⁾

93.9 m²

1010 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



GARDEN

The property enjoys a generous rear garden with an established layout that offers both paved and lawned areas. The stone patio provides the perfect spot for outdoor seating or summer dining, while the expansive lawn is ideal for families, keen gardeners or those looking to create a landscaped retreat. Mature shrubs and planting bring colour and privacy, and the space captures open aspects with views beyond neighbouring rooftops. This garden offers plenty of potential for further development, whether you'd like to design a low-maintenance haven, a vibrant entertaining space or a family-friendly outdoor area.

DRIVEWAY

3 Parking Spaces





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