



FARDELLA
& BELL

42 Lisbon Drive, Burnley
£149,950



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Burnley, Burnley

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Driveway
- Large garden
- Freehold
- Gas central heating
- Council tax band B
- Semi detached house
- 2 Bedrooms
- Close to local transport links



Hallway

This bright and spacious hallway offers convenient access to the first floor and adjacent living areas, enhancing the flow and functionality of the home.

Lounge

This generously sized lounge benefits from natural light from a uPVC double glazed window, laminate flooring, electric fireplace with a mantle, ceiling light point and offers seamless access to the adjoining kitchen, creating a practical and inviting living space.

Kitchen

This well-appointed kitchen offers ample natural light from a uPVC double glazed window, integrated gas hob and oven with overhead extractor fan, wooden cabinetry, tiled splashback and flooring, ceiling light point and practical access to adjoining spaces through double glass doors, enhancing everyday functionality.

Bathroom

This contemporary bathroom is well-lit by a large window and offers a 3 piece suite, panelled bath with overhead shower, pedestal sink with twin taps, fitted radiator, toilet and herringbone flooring.

Master bedroom

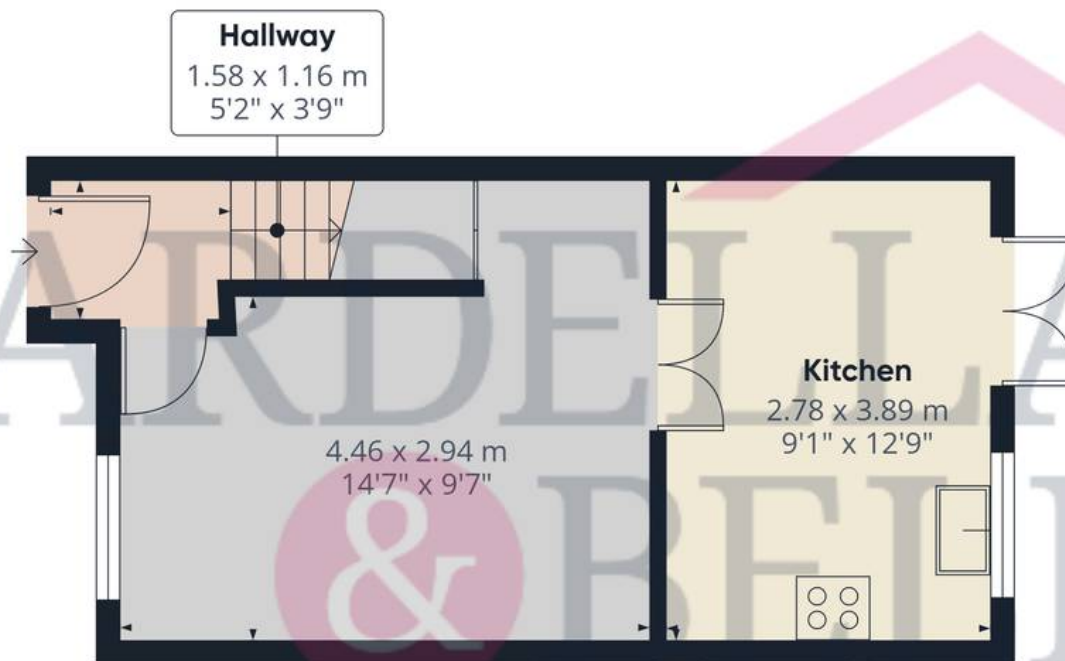
This spacious master bedroom features built-in storage, ceiling light point, fitted carpet and benefits from natural light through uPVC double glazed dual aspect windows, offering a comfortable and functional retreat.

Bedroom 2

This compact second bedroom offers a neutral canvas and practical layout, featuring fitted carpet, ceiling light point, integrated radiator and is ideal for use as a guest room, office, or nursery.



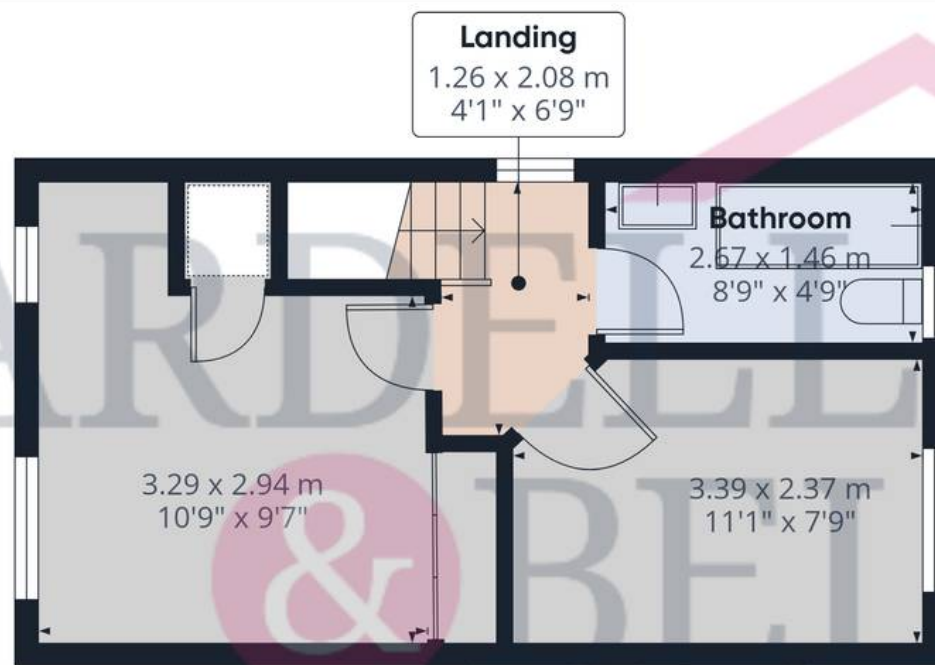




Approximate total area⁽¹⁾

54.2 m²

584 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

This enclosed rear garden offers a combination of lawn and patio space with direct access from the house, providing a versatile outdoor area.

DRIVEWAY

2 Parking Spaces





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