



10 Matlock Grove

Burnley, Burnley

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Chain free
- Semi detached
- 3 double bedrooms
- Driveway
- Detached garage
- Council tax band B
- Leasehold
- Gas central heating
- Well maintained private garden



Hallway

A bright and spacious hallway offering access to multiple rooms and the upper floors, ideal for creating a warm and inviting entrance to the home.

Living Room

A generously sized living room featuring a large uPVC double glazed bay window that floods the space with natural light, fitted carpet, ceiling spotlights and wall lighting, fitted radiator and a modern gas fireplace as the focal point.

Conservatory

This bright and spacious conservatory boasts expansive uPVC double glazed windows and doors that seamlessly connect the indoor area to a beautifully maintained garden and patio.

Kitchen

A well proportioned kitchen benefiting from a fridge freezer point, laminate flooring, pale grey cabinetry, ceiling light point, washing machine point, condenser dryer point, Neff integrated induction hob, Neff oven and overhead extractor fan and a practical layout ideal for everyday living and entertaining.

Master Bedroom

A spacious master bedroom located in the attic conversion enhanced by uPVC double glazed windows, Velux style skylight, fitted radiator, fitted carpet, ceiling spotlights and integrated storage.

Bedroom 2

A spacious bedroom featuring a large uPVC double glazed window, fitted carpet, ceiling light point, wall lights, fitted radiator and generous built in storage with downlights, offering a comfortable and functional retreat.



Bedroom 3

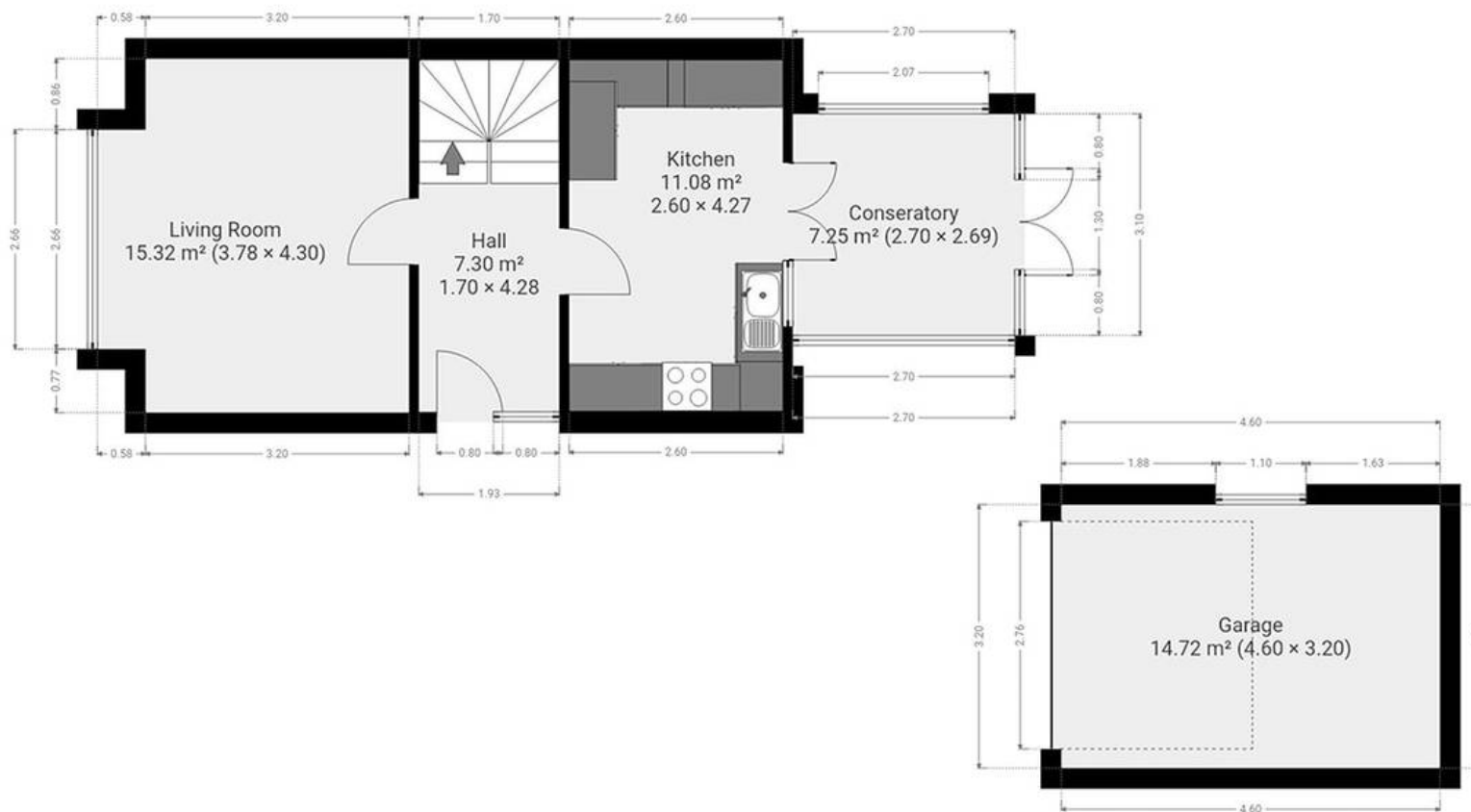
A well lit bedroom offering a peaceful retreat with dual uPVC double glazed windows, ceiling light point, fitted carpet and a practical layout.

Bathroom

A contemporary bathroom offering a functional layout with a frosted glass uPVC double glazed window, vanity sink, push button toilet, panelled bath, ceiling spotlights and tile effect walls.







Total Property Area: approx - 107 Sq Meters (1,151.74 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 guarenteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



GARDEN

A private and well maintained garden space offering a blend of greenery and paved areas, ideal for outdoor relaxation and entertaining.

GARAGE

Double Garage

DRIVEWAY

3 Parking Spaces





Fardella & Bell Estate Agents

143 Burnley Road,, Padiham – BB12 8BA

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



**FARDELLA
& BELL**

