



1 Lisbon Drive

Burnley, Burnley

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 3 Bedrooms
- Driveway
- Semi detached
- Freehold
- Council tax band B
- Large garden
- Sought after location
- Gas and electric heating
- 2 Loft rooms



Hallway

This inviting hallway includes direct access to the first floor and adjoining spaces and features laminate flooring, radiator, ceiling light point and carpeted stairs.

WC

This downstairs WC features a pedestal sink with twin taps, uPVC double glazed window, toilet and a fitted radiator.

Living Room

This bright and spacious living area features a large uPVC double glazed bay window, laminate flooring, ceiling light point, radiator and access through to the dining room.

Dining Room

This light filled dining space includes laminate flooring, ceiling light point, radiator, uPVC double glazed window and direct access to the conservatory through double glass panelled doors.

Kitchen

This modern kitchen features laminate flooring, sleek white cabinetry, integrated gas hob, oven and overhead extractor fan, chrome mixer tap and sink, ceiling light point, washing machine point, fridge freezer and a uPVC double glazed window for natural light.

Conservatory

A light filled conservatory featuring glass uPVC double glazed doors and windows for natural light, laminate flooring, wall light point and direct access to the garden.

Master Bedroom

This master bedroom features double proportions, ceiling light point, fitted carpet and a uPVC double glazed window.



Bathroom

A modern bathroom with a full sized panelled bath with overhead shower, partially tiled walls, tiled flooring, push button toilet, pedestal sink with twin taps, integrated storage and a frosted uPVC double glazed window providing natural light and privacy.

Bedroom 2

This second bedroom includes fitted carpet, uPVC double glazed window, ceiling light point and a radiator for extra warmth.

Bedroom 3

This third bedroom boasts single proportions and features fitted carpet, uPVC double glazed window, ceiling light point and a radiator making this room ideal for a child's room or a home study.

Loft room 1

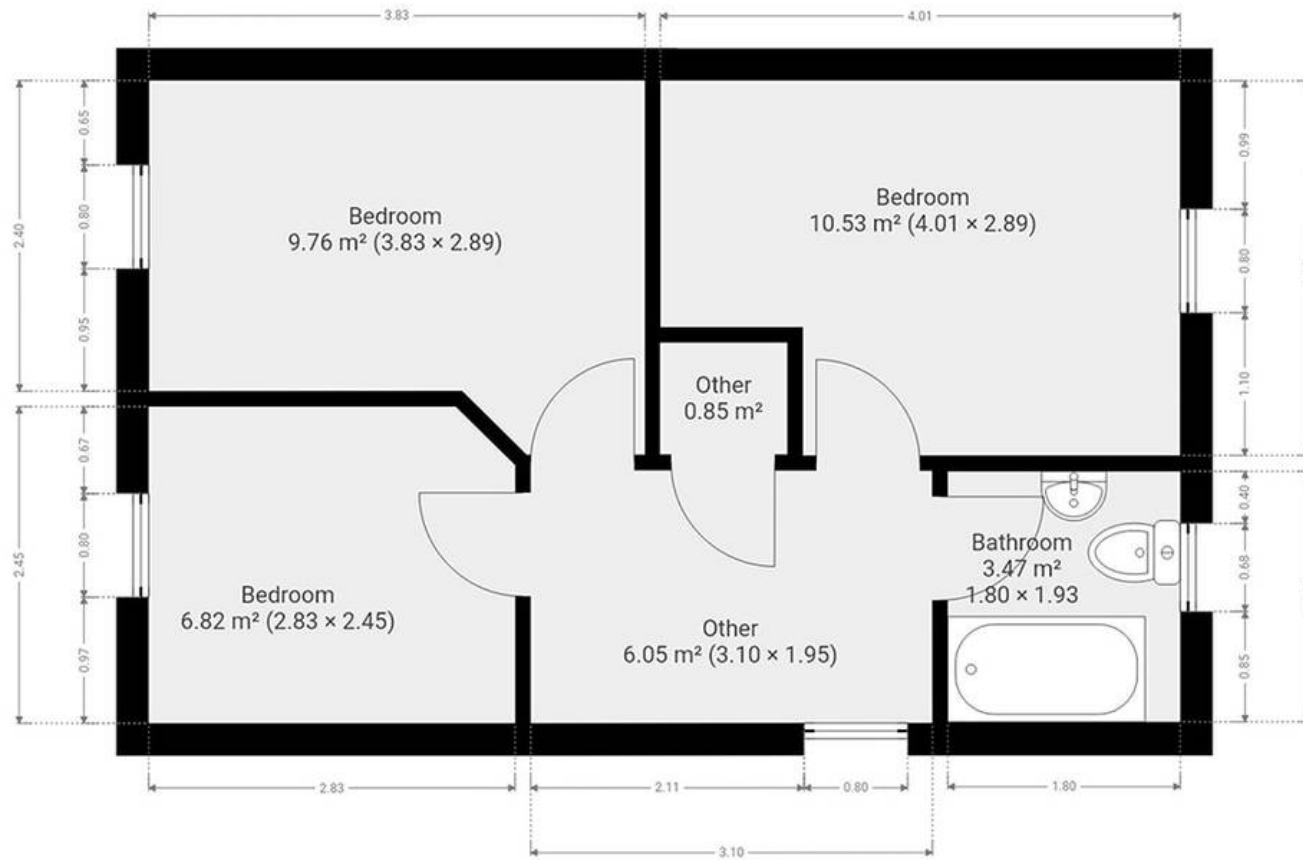
This loft space features a uPVC double glazed Velux sky light, fitted carpet and ceiling spotlights making this room ideal for extra storage.

Loft room 2

This second loft room features fitted carpet, ceiling spotlights, access to adjoining spaces and a uPVC double glazed Velux skylight for natural light.







Total Property Area: approx - 86.6 Sq Meters (932.15 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.

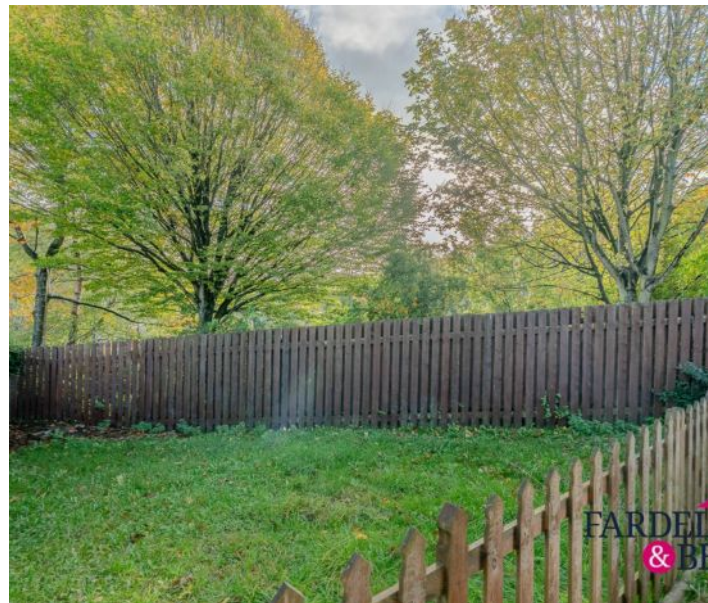


GARDEN

A low maintenance outdoor space with a mix of paved patio and raised decking, enclosed by fencing for privacy.

DRIVEWAY

SECURE GATED





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