



13 Minehead Avenue

Burnley, Burnley

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Semi Detached 3 Bedrooms
- uPVC double glazing throughout
- Gas central heating
- Council Tax Band B
- Bright and spacious lounge with bay window
- Leasehold Tenure - 908 years remaining
- Off Street Driveway Parking
- Enclosed rear garden with decked seating area
- Popular residential location close to local amenities and schools



Property Description

This well-presented three-bedroom semi-detached home offers bright, modern living spaces arranged over two floors, ideal for families and first-time buyers alike. The ground floor opens into a welcoming entrance hallway, leading through to a spacious front lounge filled with natural light from the bay window, creating a warm and comfortable setting for everyday living. To the rear sits a stylish open-plan dining kitchen, fitted with contemporary units, contrasting worktops and integrated appliances. There is ample space for a dining table, making it a practical hub of the home, with direct access to the rear garden. A modern ground floor WC completes the layout downstairs. Upstairs, the property offers three well-proportioned bedrooms, including a generous main bedroom, a further double, and a third bedroom ideal as a child's room, nursery or home office. The family bathroom is finished to a modern standard, featuring a white three-piece suite with shower over bath and shower.





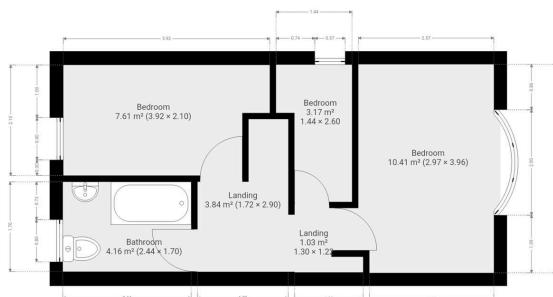


GARDEN

The property is set back from the road with a driveway providing off-road parking. A smart bay-fronted façade gives the home excellent kerb appeal, complemented by a neat front garden bordered by low brick walling. To the rear, the garden has been thoughtfully arranged to create a practical and family-friendly outdoor space. A raised decked area provides an ideal spot for outdoor seating and entertaining, while the lawn and gravelled sections offer low-maintenance areas perfect for children at play. Additional features include a timber playhouse and fenced boundaries offering a good degree of privacy. The rear garden is well enclosed and enjoys a pleasant aspect, making it a versatile space suited to both relaxation and social gatherings. Side access leads conveniently back to the front of the property, completing a well-balanced and functional exterior layout.

DRIVEWAY

1 Parking Space



**FARDELLA
& BELL**

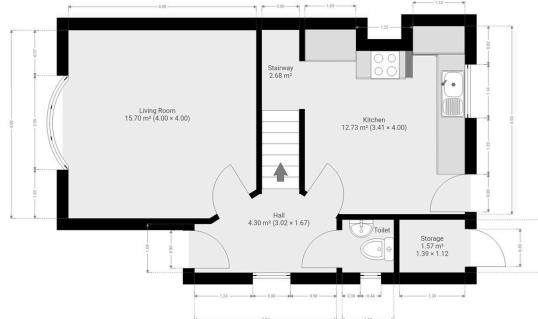
Total Property Area: approx - 64.8 Sq Meters (697.5 Sq Feet)

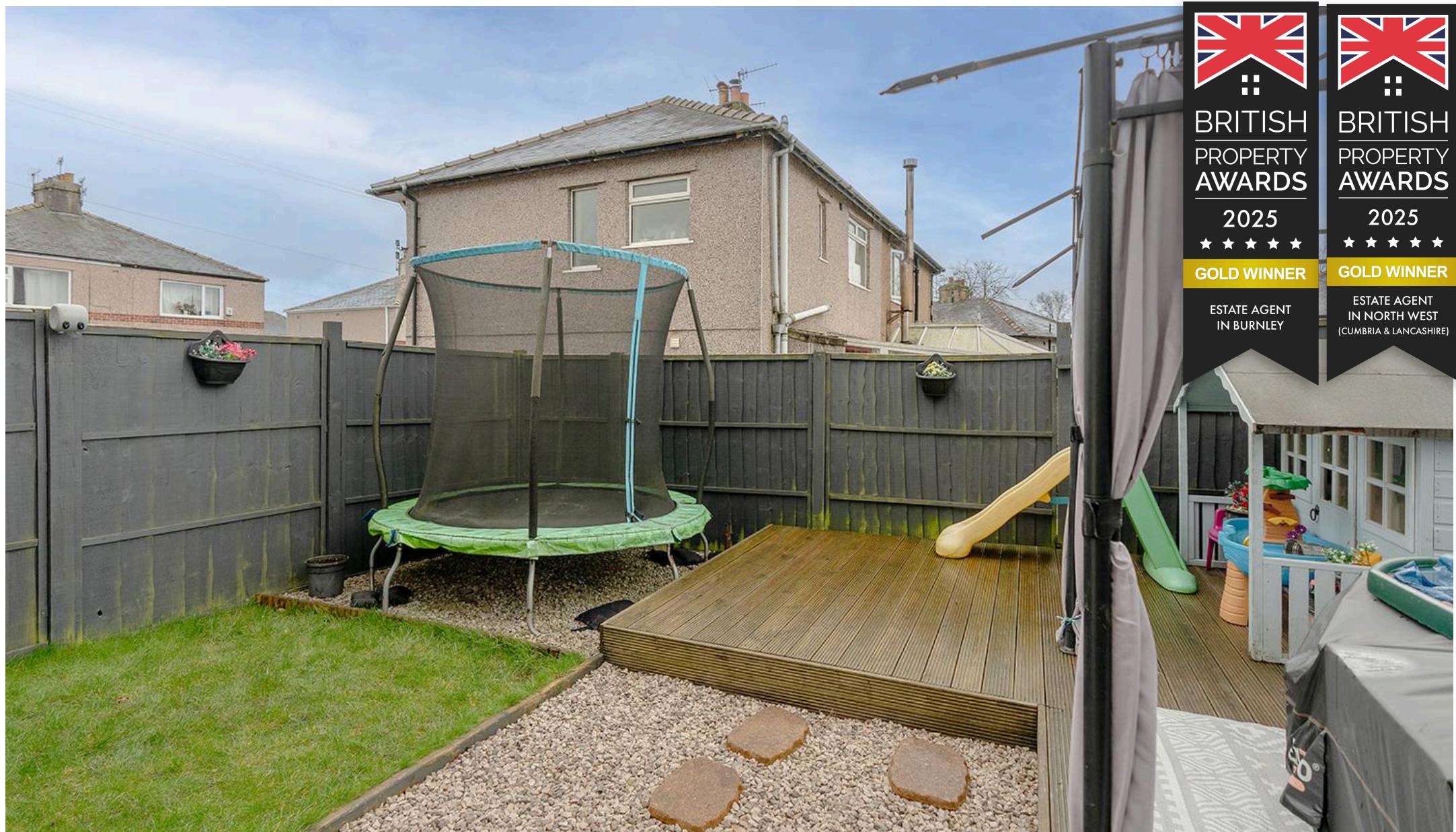
This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any room areas), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.

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