

DESCRIPTION

*** 3 BED EXTENDED SEMI DETACHED - DRIVEWAY - GARDENS ***

Welcome to your dream family home! Nestled in a sought-after corner plot location, this meticulously extended 3-bedroom semi-detached property is a true gem. Boasting a thoughtful extension, the home features stunning bifolding doors that seamlessly merge indoor and outdoor living spaces, perfect for entertaining or simply enjoying the fresh air.

Situated mere minutes from the picturesque Ightenhill Park, and conveniently located just a short drive from both Burnley and Padiham town centers, this residence offers the ideal balance of tranquility and accessibility to local amenities.

Ideal for families, the property is in close proximity to esteemed schools, ensuring top-notch education for your children. With ample gardens surrounding the home, there's plenty of space for outdoor activities and relaxation.

Whether you're looking to enjoy the peaceful surroundings, entertain guests, or simply unwind with your loved ones, this property ticks all the boxes.

Don't miss out on the opportunity to make this stunning property your forever home.





 **BRITISH
PROPERTY
AWARDS**
2023

GOLD WINNER

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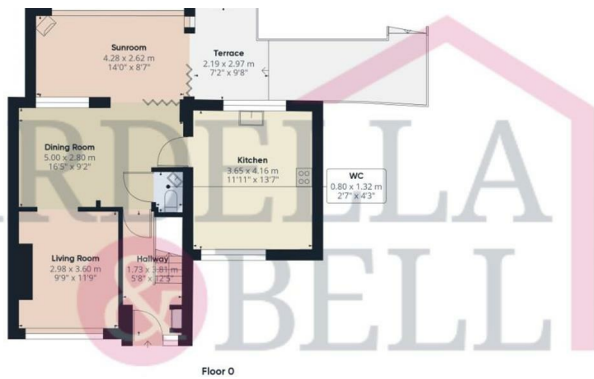
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Approximate total area¹⁾
88.51 m²
952.67 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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Entrance hallway 5'8 x 12'5

Composite front door, matting, fitted carpet, storage cupboard, meter cupboard, ceiling light point and radiator.

Living room 9'9 x 11'9

Fitted carpet, uPVC double glazed window, ceiling light point, side wall light points, media wall with TV point and electric fire, decorative wooden panelling and wall mounted radiator,

Downstairs WC 2'7 x 4'3

Push button WC, laminate flooring, vanity unit with sink and chrome mixer tap and ceiling light point.

Dining room 16'5 x 9'2

Spotlights to the ceiling, side wall light points, fitted carpet, uPVC double glazed window to the garden room, wall mounted radiator and uPVC double glazed bi-folding doors leading to garden room.

Kitchen 11'11 x 13'7

Vinyl flooring, a mix of wall and base units, spotlights to the ceiling, ceiling light point, uPVC double glazed window to the rear, chrome sink with drainer and mixer tap, gas hob, oven, overhead extractor fan, two radiators, integrated fridge / freezer and integrated dishwasher.

Garden room 14'0 x 8'7

uPVC double glazed windows, skylights to the ceiling, TV point, laminate flooring, uPVC double glazed patio door to the rear garden and log burner.

Landing 5'9 x 6'10

Fitted carpet, ceiling light point, uPVC double glazed side window and open balustrade staircase.

Bedroom one 9'9 x 11'10

uPVC double glazed window, ceiling light point, fitted carpet and radiator.

Bedroom two 8'4 x 9'2

uPVC double glazed window, radiator, fitted carpet, ceiling light point and loft access point.

Bedroom three 5'9 x 8'5

uPVC double glazed window, fitted carpet, ceiling light point and radiator.

Bathroom 7'3 x 5'4

Wet wall panelling, panelled bath with chrome mover head shower, pedestal sink with chrome mixer tap, uPVC frosted double glazed window, push button WC, laminate flooring and spotlights to the ceiling.

External

Front - Wall boundaries, secure gate, path to the front door, slate chipped bed, laid to lawn area, side gate access and mature bushes and shrubs.

Rear - Driveway to the rear, detached garage with side access, decked area with steps to lower area of the garden, storage under the decking, fenced boundaries, rear gate and access to the garage.

Consumer Protection Regs

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Freehold' and the Council Tax Band is 'B'

Parking - Driveway

Rights and easements – Unknown by the vendor.

Restrictions – Unknown by the vendor.

Building safety – Unknown by the vendor.

Accessibility/Adaptations – Ramp down to the front door and ramp could be built up make ground floor access easier.

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Unknown by the vendor.

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

Disclaimer

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be given or implied as to their working order

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Viewings on Brochure

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

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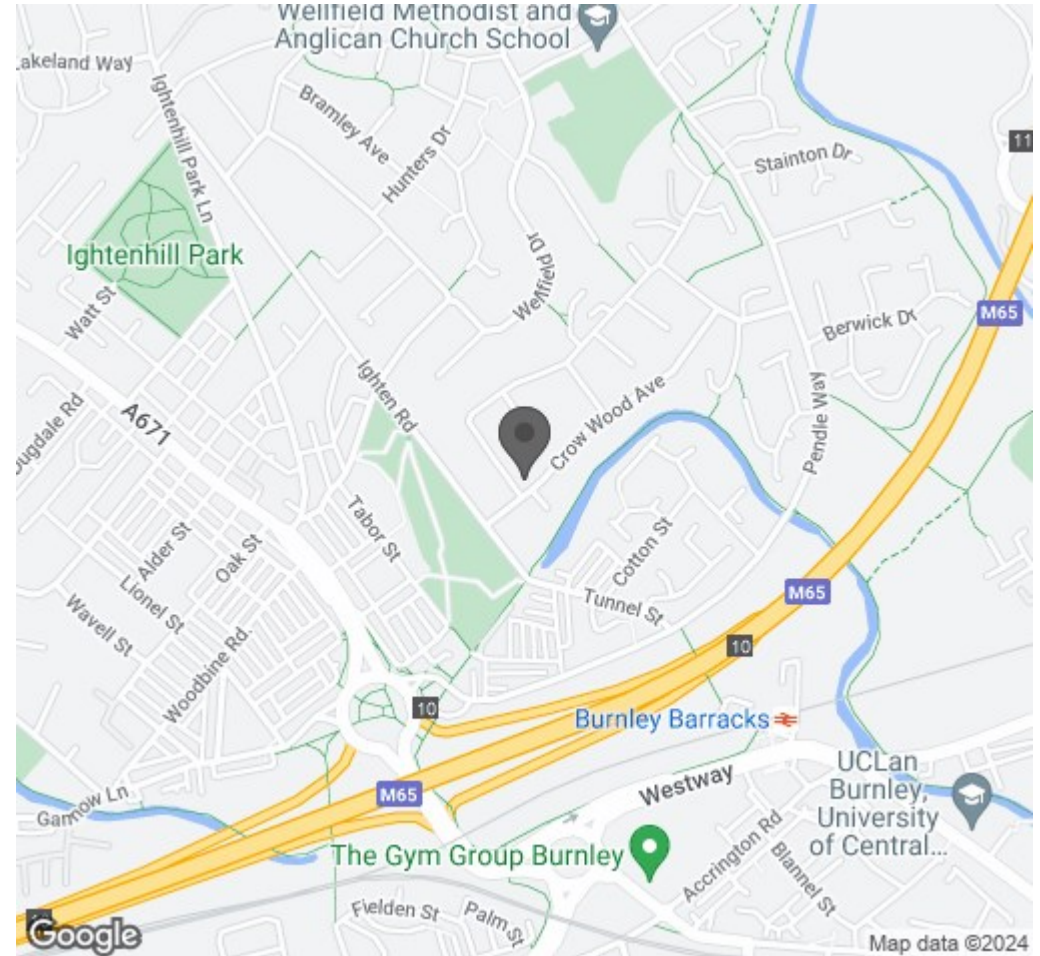
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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