



## BRANTFELL DRIVE, BURNLEY, BB12 8AW

[NO CHAIN]



**SOUGHT AFTER IGTENHILL AREA / IMMACULATELY MAINTAINED DETACHED HOUSE / LOW MAINTENANCE GARDENS** / Located in the sought-after Ightenhill area just off Lakeland Way, this well-maintained brick-built detached home offers easy access to Padiham Road amenities, bus routes, and the M65, and lies within the catchment for reputable schools including St Christopher's. The property features an attractive lounge, a generous dining kitchen, and three well-proportioned bedrooms, along with low-maintenance landscaped gardens, a private driveway, and a detached garage. Early viewing is recommended.



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Located in the highly desirable Ightenhill area, this property sits within an attractive cul-de-sac of similar-style homes just off Lakeland Way. Ideally positioned within the catchment area for well-regarded schools, including St Christopher's, it is also within walking distance of the Padiham Road shopping amenities and enjoys regular bus routes to both Burnley and Padiham town centres. The M65 motorway is only a few minutes' drive away, providing excellent connectivity throughout the Northwest.

This brick-built detached home offers easily managed, well-presented accommodation that has been immaculately maintained by the current vendor. The ground floor features an attractive, well-sized lounge and a generous dining kitchen, while the first floor benefits from three nicely proportioned bedrooms. Externally, the property boasts landscaped, low-maintenance gardens to both the front and rear, along with a private driveway leading to a detached garage. Early viewing is highly recommended.

**BRIEFLY COMPRISING:-** ENTRANCE PORCH, ATTRACTIVE LOUNGE, DINING KITCHEN, CONSERVATORY, THREE BEDROOMS, MODERN SHOWER ROOM, LOW MAINTENANCE GARDEN TO FRONT, DRIVEWAY PROVIDING OFF-ROAD PARKING TO DETACHED GARAGE, ENCLOSED GARDEN TO THE REAR.

## The Accommodation Afforded is as follows:-

### Entrance Porch

**3'02" x 4'02"** Modern composite entrance door having twin frosted leaded double glazed centre panels and frosted double glazed side panel. Inbuilt storage cupboard with gloss panelled door. Square pane glazed panelled door opening into:-

### Reception Room One

**13'01" x 15'09"** into chimney breast recess. Feature fireplace with marble inlay / hearth and inset electric fire, stairs ascending to the first floor level, coved ceiling, dado rail, two radiators. UPVC framed double glazed square-bay window affording an open outlook to the front elevation. Double opening square-pane glazed panelled doors opening through into:-



### Dining Kitchen

**10'06" x 15'08"** Stainless steel sink unit and drainer with cupboards under, comprehensive range of wall and base units incorporating stainless steel oven / grill and four ring gas hob with concealed extractor hood over, co-ordinating worktops and part-tiled walls, concealed Main gas combination boiler, radiator. Two UPVC framed double glazed windows and UPVC door with twin frosted double glazed centre panels opening into:-





### Conservatory

10'0" x 8'11" UPVC framed double glazed construction with upper leaded lights, radiator. UPVC door with double glazed centre panel opening into the rear garden.

### First Floor Landing

9'03" x 5'10" Inbuilt storage cupboard, dado rail. UPVC framed frosted double glazed window to the side elevation. Gloss-panelled doors from the landing and opening into:-



### Bedroom One

13'0" x 9'08" incorporating shallow door recess. Inbuilt wardrobes, radiator. UPVC framed double glazed window affording an open outlook to the front elevation.



### Bedroom Two

10'03" x 9'0" into recess. UPVC framed double glazed window to the rear elevation, radiator.

### Bedroom Three

8'06" x 6'09" UPVC framed double glazed window to the front elevation, radiator.



### Shower Room

5'05" x 6'05" Three piece modern white suite incorporating step-in shower with chrome mixer shower fittings, tiled area and glazed screen over, wash basin set into modern vanity-style unit and low-level WC, tiled floor area, half-tiled walls, boarded ceiling with inset spot lighting, radiator, shaver point. UPVC framed frosted double glazed window.





THREE BEDROOM DETACHED HOUSE  
TOTAL FLOOR AREA: 856 sq ft. (78.9 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, distances, areas and other details are given for guidance only and are not intended to be used for any other purpose. The seller, agents and estate agents accept no liability for any errors or omissions in the floorplan. The seller, agents and estate agents accept no liability for any errors or omissions in the floorplan. The seller, agents and estate agents accept no liability for any errors or omissions in the floorplan.



## Outside

Attractive low-maintenance paved garden to the front and paved driveway extending to the side and leading to a detached garage. Private landscaped garden to the rear laid mainly to paving with timber fencing to the perimeter.

**Tenure : Freehold**

**Energy Performance Certificate Rating : TBC**

**Council Tax Band : C**

**Approximate Square Footage : 850 SqFt / 78.9 SqM**

**Services :**  
Mains supplies of gas, water and electricity.

**Viewing :**  
By appointment with our Burnley office.

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