

3 Melbourne Gardens, Burnley, BB12 6HN

Price £199,950

Council Tax Band:



Upon entering the home, you are greeted by a welcoming hallway with a downstairs WC and hand wash basin. The heart of the home lies at the rear, where you'll find a beautifully appointed white gloss fitted kitchen. This L-shaped kitchen is complete with a stainless steel sink and drainer, extractor hood, electric hob, and oven. The practical understairs storage provides a perfect spot for tucking away the ironing board and vacuum.

From the kitchen, patio doors open out to a large, bright, and vibrant garden. This outdoor space features a path leading to the side of the property and offers fantastic potential for adding an orangery.

Ascending to the first floor, you will discover an L-shaped lounge with two large windows that flood the room with natural light. This floor also hosts a three-piece family bathroom in white, comprising a low-level WC, hand wash basin, and paneled bath with an overhead shower. Additionally, there are two bedrooms on this floor—a generous-sized single and a double bedroom.

The second floor is dedicated to two more bedrooms, each with charming Velux windows. The main bedroom is thoughtfully arranged in an L-shape, offering a cozy corner perfect for a dressing table or reading nook. This bedroom enjoys the luxury of a Jack & Jill style bathroom, which is accessible both from the main bedroom and the landing.

With no expense spared, this property is a wonderful investment for anyone looking for a home with space to grow. Whether you're a growing family or a first-time buyer, this townhouse, backed by a 10-year New Build Warranty, promises comfort and peace of mind. With only two plots left, don't miss your chance to secure this fantastic home.



11a Skelton Street  
Colne  
Lancashire  
BB8 9JE  
01282 914042  
Burnley@farrarandforbes.co.uk

